

SUNSHINE COAST PLANNING SCHEME PROJECT

PRELIMINARY CONSULTATION PROGRAM ISSUES CONSIDERATION AND NEXT STEPS

1 September 2022

Acknowledgement of Traditional Custodians

Sunshine Coast Council acknowledges the Sunshine Coast Country, home of the Kabi Kabi peoples and the Jinibara peoples, the Traditional Custodians, whose lands and waters we all now share.

We recognise that these have always been places of cultural, spiritual, social and economic significance. The Traditional Custodians' unique values, and ancient and enduring cultures, deepen and enrich the life of our community.

We commit to working in partnership with the Traditional Custodians and the broader First Nations (Aboriginal and Torres Strait Islander) communities to support self-determination through economic and community development.

Truth telling is a significant part of our journey. We are committed to better understanding the collective histories of the Sunshine Coast and the experiences of First Nations peoples. Legacy issues resulting from colonisation are still experienced by Traditional Custodians and First Nations people.

We recognise our shared history and will continue to work in partnership to provide a foundation for building a shared future with the Kabi Kabi and the Jinibara peoples.

We wish to pay respect to their Elders – past, present and emerging, and acknowledge the important role First Nations people continue to play within the Sunshine Coast community.

Together, we are all stronger.

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Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

Disclaimer

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Contents

1	Introduction	3
1.1	Purpose.....	3
1.2	Background	3
2	Preliminary Consultation Program.....	4
2.1	Engagement approach	5
2.2	Engagement promotion	7
2.3	Engagement activities.....	8
2.4	Feedback received	9
3	Key issues	10
3.1	Overview	10
3.2	Key issue 1: Protecting the environment.....	11
3.3	Key issues 2: Maintaining a Sunshine Coast vibe.....	11
3.4	Key issue 3: Managing growth.....	11
3.5	Key issue 4: Delivering traffic and transport solutions alongside new development	13
3.6	Key issue 5: requiring adequate car parking.....	13
3.7	Key issue 6: Improving development outcomes.....	14
3.8	Key issue 7: Accessing affordable housing.....	14
3.9	Key issue 8: Supporting a strong and diverse economy.....	15
3.10	Summary	15
4	Regional planning directions.....	16
4.1	Overview	16
4.2	Proposed overarching vision.....	17
4.3	Shaping sustainable growth.....	17
4.4	A smart economy.....	19
4.5	A healthy and resilient environment	20
4.6	A strong and creative community of communities	21
4.7	Connected people and places	22
4.8	Proposed settlement pattern map	23
4.9	Discussion and next steps	24
5	Local planning directions	25
5.1	Overview	25
5.2	Maroochydore	26
5.3	Mooloolaba – Alexandra Headland	28
5.4	Kawana Waters	30
5.5	Caloundra and Surrounds.....	33
5.6	Sippy Downs – Palmview	35
5.7	Buderim and Surrounds.....	36

5.8	Bli Bli – Maroochy River Plains	37
5.9	North Shore	39
5.10	Coolum – Peregrine	41
5.11	Eumundi – Doonan	42
5.12	Yandina – Maroochy River Valley	43
5.13	Nambour and Surrounds	45
5.14	Woombye – Palmwoods	46
5.15	Mooloolah Valley	47
5.16	Beerwah – Landsborough	49
5.17	Glasshouse – Pumicestone	51
5.18	Blackall Range – Maleny	54
5.19	Mary Valley – Kenilworth	54
5.20	Summary and next steps	55
6	Local plan area boundaries	57
7	Hot planning topics	60
7.1	Affordable living and housing affordability	61
7.2	Car parking	62
7.3	Carports	63
7.4	Climate change	63
7.5	Design of multiple dwellings	64
7.6	Dual occupancy and secondary dwelling	65
7.7	Service stations	66
7.8	Short-term accommodation	66
7.9	Supply and use of industrial land	67
7.10	Uses in rural areas	68
7.11	Summary and next steps	69
8	Consideration of other feedback received	69
9	Summary of next steps	70

1 Introduction

1.1 Purpose

This Preliminary Consultation Program – Issues Consideration and Next Steps report has been prepared to provide a summary of, and to further consider, the key issues raised during the preliminary consultation for the New Sunshine Coast Planning Scheme Project (New Planning Scheme Project). This report is informed by the detailed engagement findings outlined in the Preliminary Consultation Program – Final Consultation Report prepared by communications consultants The Comms Team. The Final Consultation Report provides more detailed information on the design and delivery of the Preliminary Consultation Program, analysis and key findings arising from the consultation and evaluation of the program and key learnings.

Around 8000 community members contributed generously to the future planning of their region as part of the Preliminary Consultation Program. Online and face-to-face engagement was undertaken over a seven-week consultation period from 10 February to 31 March 2022.

The Preliminary Consultation Program sought to confirm community sentiment on proposed regional planning directions for the new planning scheme, gain feedback on proposed new local plan area (LPA) boundaries, gather input and feedback on proposed local planning directions and seek feedback on a range of hot planning topics. Feedback received during preliminary consultation will help inform the drafting of the new planning scheme for the Sunshine Coast.

This Issues Consideration and Next Steps report includes a summary of:

- the preliminary community consultation undertaken
- the main themes arising from feedback received
- key issues raised in relation to the proposed regional and local planning directions
- key issues raised in relation to the boundaries for the LPAs
- key issues raised in relation to the hot planning topics.

This report also explains how preliminary consultation feedback will inform the preparation of the new planning scheme, including the proposed:

- regional and local planning directions
- boundaries of the 18 proposed LPAs
- response to the 10 hot planning topics.

In the consideration of preliminary consultation feedback, it is important to note there was a large volume of feedback received relating to matters of detail, particularly in the form of written submissions and comments in surveys. This included local planning matters, site-specific requests and detailed drafting suggestions on the structure and content of the new planning scheme.

Responding individually to the volume of detailed feedback has not been practicable. However, these matters of detail have been noted and captured and will be further considered as part of the subsequent drafting phase for the new planning scheme.

1.2 Background

Sunshine Coast Council is in the early stages of preparing a new planning scheme that will replace the current *Sunshine Coast Planning Scheme 2014*. A new planning scheme will set the vision for the Sunshine Coast in 2041 and guide growth and development to help achieve that vision.

The New Planning Scheme Project is a multi-year project, intended to be completed by 2024. There are many steps in the process for preparing a new planning scheme as shown in **Figure 1** overpage.

Figure 1: Plan-making process



*The plan making process is anticipated to take three to four years to complete (noting that the timing of certain steps in the process, such as state interest reviews, are not within Council's control).

Council is committed to ensuring the community plays a meaningful role in the preparation of the new planning scheme. The consultation and engagement program for the New Planning Scheme Project includes two key community consultation phases:

- **preliminary consultation** (completed in February and March 2022) seeking feedback on a proposed vision and region-wide and local planning directions for the new planning scheme
- **formal (statutory) consultation** (anticipated in 2023) seeking feedback on the draft content of the new planning scheme.

This report provides a summary of the key issues raised in preliminary consultation feedback and provides next steps for the preparation of the new planning scheme, having regard to this feedback.

2 Preliminary Consultation Program

Over a seven-week period from 10 February to 31 March 2022, Council undertook preliminary consultation on:

- the *Sunshine Coast Land Use Planning Proposal 2041*, comprising:
 - Part 1: Proposed vision and regional planning directions
 - Part 2: Proposed local planning directions
- proposed local plan area (LPA) boundaries
- hot planning topics, comprising 10 topical issues (informed by the operation of the current planning scheme, community feedback and emerging issues) for consideration in the drafting of the new planning scheme.

The consultation was undertaken in accordance with a Preliminary Consultation Program prepared by external communications consultants The Comms Team, with input provided by the New Planning Scheme Community Reference Group.

Overall, it is considered that the Preliminary Consultation Program was a comprehensive and highly effective engagement exercise. Due to effective prior planning, a highly dedicated project team and adopting a flexible approach, delivery was smooth and methodical, despite the enormous scale of the undertaking and significant challenges caused by COVID-19 restrictions and a severe weather event.

The engagement delivered extremely well against all four objectives set out in the Preliminary Consultation Program:

- level of understanding about the purpose of the new planning scheme and the benefits of engaging
- awareness of, and satisfaction with, the opportunities to provide input
- maximum participation and representation from a broad cross-section of the community
- quality of feedback and usefulness of engagement outputs for technical consideration and use in the planning process.

2.1 Engagement approach

The goal of the Preliminary Consultation Program was to confirm Council's understanding of stakeholder and community views towards proposed regional planning directions and to better understand local planning desires.

The Preliminary Consultation Program was delivered using a phased approach:

- **knowledge sharing** – promote the preliminary consultation and why a planning scheme matters
- **broad consultation** – promote opportunities to provide feedback on a proposed vision and proposed region-wide and local planning directions for the new planning scheme
- **targeted engagement** – invite the input of highly interested groups and harder to reach audiences
- **deliberative engagement** – gather informed input from affected communities identified as having higher levels of potential change according to the proposed planning directions.

Figure 2 over page highlights the tools and activities delivered for each phase of the engagement.

Figure 2: Engagement Approach

Council's *Have Your Say* website was used to host New Planning Scheme Project preliminary consultation information and feedback tools. The website provided the community and stakeholders with a single source of project information.

To help engage a broad demographic of the community, dynamic content such as interactive visuals, video and data stories were used on the *Have Your Say* website. The interactive tools provided a snapshot of the proposed region-wide and local planning directions. The *Sunshine Coast Land Use Planning Proposal 2041* was also provided in download formats for those seeking a complete set of draft vision statements and proposed planning directions.

As shown in **Figure 3** over page, New Planning Scheme Project information was clearly presented on the *Have Your Say* website in three parts (on separate engagement sub-pages):

- proposed vision and regional planning directions
- proposed local planning directions and local plan area boundaries
- hot planning topics.

Figure 3: Snapshot of the New Planning Scheme Project's *Have Your Say* landing page:

Online feedback tools were provided for each of these parts, as detailed below:

- proposed regional planning directions survey
- proposed local planning directions surveys (one for each of the 18 proposed LPAs)
- proposed LPA boundaries interactive map
- hot planning topics survey.

During the active consultation period, the website had over 66,000 visits, with 6,095 online surveys completed. The website also enabled the community to contact the project team via online *question and answer* and *request a call back* tools. Enquiries could also be made directly to the project team via a dedicated project phone number and email address.

The engagement was undertaken during a peak in the COVID-19 pandemic associated with the Omicron variant. The Preliminary Consultation Program was designed to include contingencies for likely interruptions due to social distancing requirements and potential restrictions. As a result, the engagement was initially delivered online due to COVID-19 restrictions, with face-to-face activities commencing in the second half of the program when restrictions eased. Online activities included stakeholder briefings and community information sessions.

The highly engaging and interactive *Have Your Say* website developed for the New Planning Scheme Project proved to be a successful engagement tool and source of information for community members during COVID-19 restrictions.

2.2 Engagement promotion

A range of tools and methods were used to promote the New Planning Scheme Project to give the community many opportunities to provide feedback on the proposed planning directions for the new planning scheme. This approach aimed to ensure a broad cross-section of the community, particularly difficult to engage and marginalised community members, were encouraged to participate in the Preliminary Consultation Program. A snapshot of the promotional tools used is provided in **Table 1** below.

Table 1: Preliminary consultation promotion tools

Promotion Tool	Reach
Rates notice insert	Delivered to 104,886 individual property owners and a further 36,636 rates notices were emailed with a link to the rates notice insert.
E-newsletters (2 x project updates)	Reaching over 130,000 people registered with an email address
State and Federal Member of Parliament email project launch	2 x Federal Members of Parliament 7 x State Members of Parliament

Promotion Tool	Reach
Stakeholder email project launch	2332 emails delivered to those who had registered their interest in the project, community groups, Council's development industry stakeholder data base and state government stakeholders
Social media	83 posts (paid and organic) – Facebook, Instagram, Twitter, LinkedIn and YouTube Total reach of 641,466 (number of times an ad appeared in a social media feed) 75,094 engagements (capturing the number of likes, reactions, interactions and shares) 1427 comments
Media releases	5 media releases with 79 mentions in media articles across a range of platforms
Paid advertising	Adverts in 16 local news / lifestyle publications radio ads across 4 stations Adverts on 7 Council owned outdoor digital screens
Knowledge building campaign	Campaign featured 4 personas or scenarios (inclusion, family, youth and all abilities) promoted across social media channels
Local activation campaign	317 corflute outdoor advertising signs erected across the entire region, with an individual message for each of the 18 proposed LPAs
Project overview brochure and posters	Distributed at Council administration centres, libraries and mobile libraries
Internal communication	Buzz newsletter article seen by over 1,400 employees Yammer posts seen by over 500 employees Internal leader led email sent to all staff Councillor briefings and project update emails

It is considered the promotion of the preliminary consultation was successful in ensuring all sectors of the community were aware of the opportunity to provide early input into the New Planning Scheme Project. This is reflected in the high number of visits to the project *Have Your Say* website, high participation rates for the engagement and no significant feedback about the need for additional awareness measures.

2.3 Engagement activities

As discussed in Section 2.1, the Preliminary Consultation Program had a four-phase approach, designed to build community knowledge in relation to planning and the New Planning Scheme Project (via the knowledge sharing phase), and to gather the feedback from a broad cross-section of the community and stakeholders on proposed regional planning directions and local planning aspirations (via the broad consultation, targeted engagement and deliberative engagement phases).

The different phases of engagement ensured that the Preliminary Consultation Program was transparent and accessible to all community members, providing tailored engagement opportunities for highly motivated stakeholders, intentional engagement with stakeholders selected to reflect the demographic profile of the region and broad consultation opportunities to participate for the wider community.

Engagement activities undertaken during the active consultation period are detailed in **Table 2** over page.

Table 2: Engagement activities

Phase	Activity	Participation
Broad consultation	18 x Online information sessions	1200+ attendees 3000+ views of recorded sessions
	12 x Drop-in information sessions	570+ attendees
	Dedicated project phone and email	70+ email enquiries 60+ phone call enquiries
	Online Q&A tool	61 questions
Targeted engagement	7 x Community group briefings	Community group representatives plus further distribution of information to group members
	1 x Industry briefing	14 industry professionals (46 invited)
	6 x Business and commerce briefing	80+ industry professionals
	2 x USC presentations	68 students
	6 x High school presentations	185 students
	1 x Sunshine Coast Youth Council presentation	10 Youth Council members
	16 x interviews with advocates representing the following community stakeholder groups: <ul style="list-style-type: none"> • multicultural • accessibility • youth • older people • housing & homelessness • domestic and family violence • volunteers • community and neighbourhood centres & halls 	16 advocates
Deliberative engagement	10 x Online deliberative workshops with a random sample of participants from communities identified as having higher levels of potential change according to the proposed planning directions.	100 participants

The number and diversity of engagement activities undertaken ensured that a broad cross-section of community and stakeholders, including the ‘quiet voices’ and under-represented segments, were engaged and had the opportunity to provide input.

2.4 Feedback received

The Preliminary Consultation Program was a listening exercise undertaken to confirm Council's understanding of the community's views towards proposed regional planning directions and better understand local planning desires prior to drafting the new planning scheme. A significant volume of feedback was received by Council, as summarised in **Table 3** over page.

The number of contributions made during the preliminary consultation period suggests that the consultation program was comprehensive and highly successful in achieving its purpose – to provide the Sunshine Coast community and project stakeholders with the opportunity to provide meaningful input into the development of a new planning scheme for the region.

Table 3: Feedback received and considered by Council

Feedback channel	Contribution
Online surveys	6095 surveys were completed (including 38 hard copy or emailed surveys), comprising: <ul style="list-style-type: none">• 1430 Regional planning directions surveys• 4123 Local planning directions surveys• 542 Hot planning topics surveys 6 comments were made on the LPA boundary map
Submissions	375 written submissions
Verbatim feedback provided during engagement activities	Refer to Table 2: Engagement Activities above for activities and participation

It is important to note that, while the multiple-choice survey responses offer quantitative input on the level of agreement with proposed planning directions and an excellent source insight for broad community sentiment, the surveys should not be misinterpreted as a quantitative statistical data set. Rather, the findings from all feedback channels have been analysed holistically to determine the dominant trends which have informed the key findings contained in this report.

Analysis indicates that by far the most likely group to engage in the preliminary consultation was residents who have lived in the Sunshine Coast region for 20 years or more (41% of survey respondents). Two-thirds of survey respondents had lived on the Sunshine Coast for 10 years or more.

Survey respondents represented every age group, with those aged 55-64 being most represented. The 12 drop-in sessions also attracted a wide range of ages; however, attendance skewed slightly older with many people in their 60s, 70s and 80s attending. However, a large contingent of attendees to these sessions declined or were not asked to provide their age so this cannot be accurately reported.

Gender representation was mostly equal between males and females, with a slight skew to female.

The surveys provided an excellent source of broad community sentiment from the various localities across the region. The online and drop-in information sessions were also well attended from both coastal and hinterland locations.

3 Key issues

3.1 Overview

An analysis of all preliminary consultation feedback received (refer section 2.4) identified the following key issues for consideration in preparing the new planning scheme:

- protecting the environment
- maintaining a Sunshine Coast vibe
- managing growth
- delivering traffic and transport solutions alongside new development
- requiring adequate car parking
- improving development outcomes
- accessing affordable housing
- supporting a strong and diverse economy.

These key issues are further discussed overpage.

3.2 Key issue 1: Protecting the environment

Feedback received indicates strong support for the protection and enhancement of the Sunshine Coast's natural environment, including high levels of support for:

- protecting the coastal environment, including beach and dune environment as well as turtle nesting areas
- protecting waterways and maintaining water quality in the Pumicestone Passage, lakes and water supply dam catchments
- protecting scenic amenity, including scenic views from land and sea (looking back towards coast)
- preserving, rehabilitating and connecting habitat
- preserving natural bushland areas and National Parks for habitat, scenic and recreational values
- better controls / policing for clearing native vegetation
- addressing climate change in terms of responding to natural hazards as well as in built form outcomes, particularly in relation to proposals to develop within the flood plain
- providing and enhancing open space and recreation networks
- protecting the Blue Heart for managing and protecting the floodplain in the Maroochy River catchment, while addressing future land use options for affected properties
- protecting the Regional Inter-urban Break.

3.3 Key issues 2: Maintaining a Sunshine Coast vibe

Feedback received indicates strong support for the new planning scheme to protect the uniqueness of the Sunshine Coast - a community of communities. Key issues raised are summarised below:

- support for local planning and customised planning outcomes that retain and celebrate the unique character of each community, whether it be a coastal suburb or a hinterland village
- support for promoting distinction between coastal and hinterland towns in planning provisions
- support for planning outcomes that recognise and reflect distinct and separate towns, villages, suburbs and urban areas surrounded by natural and rural landscapes
- support for retaining rural character as an important distinguishing feature of the Sunshine Coast
- support for local plans that cover the whole of the region, including rural areas
- concern increases in population and density will lead to the region becoming "city like" or similar to the Gold Coast (high rises along the beachfront)
- support for maintaining a strong position on the maximum height of buildings
- support for each town to be a destination in its own right, including a desire for appropriate retail and services for each locality to minimise travel where possible
- desire for planning and placemaking to retain a sense of space, including streetscape design, protection of scenic views and open spaces/landscaping between buildings.

3.4 Key issue 3: Managing growth

Growth on the Sunshine Coast was considered inevitable by most of those who provided feedback, and they noted the benefits of planning for it, hopeful that it would lead to better outcomes in the future.

A smaller portion of those providing feedback, mostly residents between Maroochydore and Caloundra (in particular, in the Kawana Waters and Mooloolaba – Alexandra Headland local plan areas), do not agree that growth is inevitable and believe that growth and development is a choice that Council is making and that it is the wrong choice.

Regardless of people's views towards growth, most agree that the management of growth on the Sunshine Coast should be focused towards avoiding the look and feel of being a "city". Building heights, density and the visibility of public transport were most often cited as the things that defined a location as being "city-like".

Key issues raised in relation to growth management are summarised below:

- support for no further expansion of urban and rural residential growth boundaries
- support for well-designed mixed use town centres that allow people to live, work and play
- support to focus additional dwellings in major centres and in new communities to preserve the rural charm and eclectic nature of the region's hinterland
- some concern with growth within the coastal corridor between Maroochydore and Caloundra (in particular, in the Kawana Waters and Mooloolaba – Alexandra Headland local plan areas), including:
 - potential for 'strip' development along Nicklin Way, similar to the Gold Coast
 - impact on the character of existing suburbs and amenity of existing residents
 - capacity of coastal areas to accommodate increased traffic and car parking
 - potential for 'neglecting' smaller towns who desire revitalisation by prioritising rejuvenation and infrastructure delivery in coastal communities
 - focusing growth and development in exclusive areas of the coast to the detriment of marginalised or struggling members of the community seeking affordable housing options
 - risks of greater coastal hazards and flooding due to climate change
- a small proportion of those who provided feedback see an opportunity for restrained and thoughtful growth in medium-sized hinterland towns to bolster their destination value and make them more self-sufficient (i.e. not have to travel to buy basics). Others see an opportunity for smaller towns to operate as satellite centres, providing affordable housing or lifestyle blocks linked by public transport to larger centres. It was recognised by this segment that growth and development in hinterland towns would, however, need to maintain rural or small-town charm
- concerns over poor development outcomes associated with increases in density
- concerns density within greenfield developments such as Aura and Harmony are leading to poor development and liveability outcomes, including narrow streets, traffic congestion, land clearing and a concentration of small lots
- support for green space between houses, wildlife corridors, wider local streets and adequate main road systems as a minimum for new housing estate areas
- support for not expanding urban development into areas subject to unacceptable risks from natural hazards such as flood and landslide
- support for a green frame around urban and rural residential areas to clearly separate communities and protect rural and natural landscape values
- concerns with housing affordability, including concerns that increasing density within coastal corridor will not address affordability issues as this is where property prices are highest
- support for providing a range of housing types throughout suburbs and not concentrating cheaper housing options in particular locations

- concerns that a land supply shortage, limitations from secondary dwelling regulation and lost capacity from short-term accommodation are impacting on housing diversity, availability and affordability.

3.5 Key issue 4: Delivering traffic and transport solutions alongside new development

Consideration of the sequence of infrastructure delivery was a major topic of the preliminary consultation. Feedback received suggests that major access roads need to be built and public transport planned and available before new houses are built or density increases. Key issues raised are summarised below:

- concern with existing traffic congestion, problems need to be solved before approving new developments
- high levels of concern in relation to the timing and provision of state government infrastructure upon which future planning is based, including the Direct Sunshine Coast Line (formerly CAMCOS rail corridor) and a mass transit solution within the coastal corridor
- support for high frequency public transport within the coastal corridor; however, that support is nuanced and, in some cases, conditional. Many people who live near the coast don't want the visual impact of light rail and higher density development. Those who oppose "light rail" are not necessarily opposed to improving public transport. Many who provided feedback supported a fleet of small electric buses
- groups most opposed to mass transit recognise traffic congestion as a problem but see congestion as a result of growth and density not of transport options and choices
- concern that an improved public transport system will not encourage more people to use public transport, with many preferring to use private vehicles
- support for better public transport on the coast from those who don't have access to a car (youth, elderly, people with disabilities)
- east-west movement needs to be considered – some in the hinterland want to see Council invest more heavily in connecting them to their jobs, university and health services
- active transport (walking and cycling) was considered very important from a recreational perspective and, to a lesser extent, commuter value. Feedback received indicates that the community recognises that new development brings the opportunity for upgraded walking and cycling paths but noted the need for connectivity
- emerging technologies and the use of personal transportation devices like electric scooters and electric bikes need to be considered in the planning process
- significant feedback received related to the need for better planned roads, particularly in the context of growth and newer master planned communities such as Aura.

3.6 Key issue 5: requiring adequate car parking

Feedback received indicates support for the new planning scheme to explicitly address improved parking. It is perceived that better public transport and even mixed-use centres that encourage walkable neighbourhoods won't fix parking issues. Key issues raised are summarised below:

- concern that new developments do not include sufficient parking on-site, which is then driving demand for on-street parking, with consequent negative impacts on locals and visitors
- concern with narrow streets in new estates which, when used on both sides for parking, creates bottlenecks and safety risks

- maintaining free on-street parking, improving public transport provision to reduce reliance on private vehicles, maintaining high parking provision rates while public transport utilisation remains low and exploring the possibility for multi-storey or large single storey car parks in appropriate locations
- car parking was also a concern in residential areas neighbouring industrial or commercial areas without adequate on-site car parks.

3.7 Key issue 6: Improving development outcomes

Most people who provided feedback accept that growth and development is inevitable, even though they may not be excited about it. Almost without exception, examples given about growth and development were negative and those participating in the preliminary consultation seemed unable to proffer positive examples, even when prompted. The development examples that people most often refer to were new communities that are seen as too dense and poorly planned or large buildings that seem out of place.

Support for Council's regional vision and most local area vision statements was strong; however, there is a lack of confidence that the ambitious vision can be realised. Reasons for this lack of confidence are varied and include a lack of trust in Council to faithfully deliver on its plans and a perceived power imbalance where Council cannot compete with the resources and ability of developers to circumvent local rules. Feedback received indicates a desire for Council to be more in charge of what happens and take responsibility for outcomes.

The concept of a limiting timeframe on development approvals was also raised, particularly in relation to building on land now recognised as being prone to flooding.

3.8 Key issue 7: Accessing affordable housing

Feedback received indicates that affordable housing is not a top priority of personal concern for all the community, but most engagement participants acknowledged it as an issue for the region, with many making a connection between affordable housing and homelessness. Finding affordable rental accommodation in a suitable location was a topic of concern across feedback channels, more so than the cost of buying homes or entering into the property market. Issues raised in feedback relating to housing affordability are summarised below:

- housing that is affordable (and more specifically social housing) should be integrated into neighbourhoods rather than creating isolated pockets. This integration is desirable in the context of detached houses, duplexes and apartment complexes. There is some bias towards social housing or unit blocks of "cheap accommodation" being constructed near existing neighbourhoods. For some, this is of concern in relation to potential mass transit development nodes
- feedback received indicates there is a desire within the community to maintain access to areas that offer traditional suburban house block size (this varies from around 600-800m²) which is seen to be synonymous with the Sunshine Coast relaxed lifestyle. Most believe that new and emerging communities should be striving to offer this desired Sunshine Coast lifestyle, not small blocks with narrow streets
- discussion about the affordable home purchase focused on the nostalgia of being able to afford a traditional home on a large block. Many described a decision-making process of compromising lifestyle choice for affordability. Smaller houses and duplexes were recognised to offer an option for those who prioritise location, but most agreed they should be mixed throughout neighbourhoods (not grouped together) and that design is important.

3.9 Key issue 8: Supporting a strong and diverse economy

Preliminary consultation feedback indicates strong support for the new planning scheme to:

- facilitate economic growth and diversity
- support high value industries such as health, education, knowledge industries, tourism, sport and leisure, agribusiness, aviation and cleantech
- support the ongoing viability of agriculture, forestry and fisheries.

Feedback raised the following key issues in relation to supporting a strong and diverse economy:

- importance of the tourism industry to the region, including the need to protect the natural environment
- concern that tourism does not always contribute positively to the community in terms of employment type and its impact on housing availability
- need to diversify the range of business and industry attracted to the Sunshine Coast. There are concerns that the region's heavy dependence on tourism has created an underclass of seasonal, casual and low paid workers who cannot afford to live on the Sunshine Coast and have been forced to live outside of the region
- need to develop the CBD and hospital precincts to further improve employment opportunities
- some support for development in nodes along the coastal corridor in order to facilitate the decentralisation of jobs into local communities
- strong support for existing local business and their ongoing viability
- some support for considering the business and development potential of areas north of the Maroochy River (and acknowledging existing high value economic activities north of the Maroochy River)
- some feedback made a link between the economy and fast rail to Brisbane, while others felt that further consideration needs to be given to attracting industries in which people can work from home in order to reduce traffic congestion
- the planning scheme should minimise risks and impediments for attracting investment for new tourism, entertainment and accommodation facilities
- feedback from commerce and industry stakeholders noted that additional land for industrial and commercial development would be required to attract emerging industries to the Sunshine Coast.

3.10 Summary

The key issues arising from preliminary consultation feedback highlight the varying and sometimes conflicting views and complex nature of planning for a growing region. In any planning exercise, it is acknowledged that there are competing interests and points of tension will inevitably arise.

As highlighted in Council's preliminary consultation material, growing sustainably takes careful planning. In some cases, there will be a need to balance competing interests and aspirations in a manner that best meets the future needs of the Sunshine Coast as a whole.

The new planning scheme will need to:

- make sure there is enough land and spaces available in the right locations to support community needs (including housing, services and business areas)
- maximise the liveability of communities by ensuring there is green space, community facilities, places to work and shop and housing options
- ensure infrastructure such as roads, pathways, and stormwater drainage is planned for and used efficiently

- protect and enhance the natural environment
- recognise and protect areas and values of cultural significance
- recognise and protect places and features of post contact heritage significance
- make communities more resilient to natural hazards such as floods and bushfires.

In addition, the new planning scheme will need to align with the key policy directions outlined in existing state, regional and local planning frameworks.

All preliminary consultation feedback has been analysed holistically and considered in detail as relevant to the proposed regional and local planning directions. This is further discussed in Sections 4 and 5 below.

4 Regional planning directions

4.1 Overview

Part 1 of the *Sunshine Coast Land Use Planning Proposal 2041* sets out a proposed overarching vision and regional planning directions under the following themes:

- Shaping sustainable growth
- A smart economy
- A healthy and resilient environment
- A strong and creative community of communities
- Connected people and places.

The Preliminary Consultation Program sought, amongst other things, to confirm community sentiment on a proposed vision and regional planning directions for sustainable growth management for the region to 2041, prior to drafting the content of the new planning scheme.

Overall, the preliminary consultation feedback indicates there is high levels of support for the key guiding principles for the new planning scheme.

The top five planning topics most important to the 1430 respondents to the proposed regional planning directions survey were:

- protecting the natural environment and green spaces
- maintaining building heights within set limits
- improving our region's resilience to climate change
- retaining local character
- providing parks and open space.

Preliminary consultation feedback received in relation to the proposed vision and regional planning directions is discussed below. The engagement findings in relation to the proposed vision and regional planning directions are further detailed in the Preliminary Consultation Program – Final Consultation Report.

Feedback channels included surveys, information session feedback, online information session questions, written submissions, deliberative workshops and advocacy group interviews. Over 6000 surveys were submitted (including 1430 regional planning direction surveys) and a further 375 written submissions were made. Many issues raised in submissions related to drafting or detailed planning issues, which will be considered as part of the preparation of the new planning scheme (including specific strategic plan and local area planning detail and drafting suggestions as well as site specific requests for zoning, overlay and building height changes).

4.2 Proposed overarching vision

The proposed overarching vision for the Sunshine Coast was:

'In 2041, the Sunshine Coast is recognised as a desirable, liveable and sustainable place, where healthy, smart and creative communities thrive in a well-defined, connected and transit-oriented pattern of settlement, which is reliant to the changing environment.'

Overall, there was support for the proposed vision from the community across various feedback channels. However, some concern was expressed in relation to the ability to deliver the vision.

Feedback received in relation to the overarching vision statement, as well as the vision statements for each of the five proposed regional planning direction themes, will be considered in the refinement of these vision statements, particularly in relation the strategic framework elements of the new planning scheme. In particular, feedback noted that the above overarching vision lacked reference to the natural environment.

4.3 Shaping sustainable growth

Overview

Our population is forecast to grow from approximately 350,000 residents in 2021 to approximately 520,000 residents in 2041. The shape and form of future settlement will be critical to achieving sustainable growth, supporting economic development, enhancing liveability and protecting our natural assets.

The state government, through the South East Queensland Regional Plan 2017 (SEQRP), sets the region-wide plan for managing forecast population growth. The SEQRP seeks to use land and infrastructure more efficiently by promoting growth policies which support a greater level of consolidation (infill development) over urban expansion (greenfield development). The SEQRP identifies that (from 2016) 87,000 new dwellings will be required on the Sunshine Coast by 2041, of which 53,700 dwellings (62%) are to be supplied through consolidation and 33,300 dwellings (38%) are to be supplied through expansion.

An increased emphasis on infill development:

- recognises that continued urban expansion at the edge of existing communities could have significant negative consequences for the sustainability of the South East Queensland region as a whole
- aims to slow the rate of urban sprawl and protect important greenspaces, rural landscapes and inter-urban breaks.

The *Sunshine Coast Land Use Planning Proposal 2041* contains proposed regional planning directions, which seek to align with the SEQRP.

The proposed regional planning directions for **Shaping sustainable growth** are summarised as follows:

- protect and enhance the Sunshine Coast's lifestyle, character and natural environment
- promote a compact and efficient urban form
- set clear boundaries to define the extent of urban and rural residential development
- provide a green frame around our urban and rural residential areas to clearly separate communities and protect our rural and natural landscapes
- promote a range of housing options to assist affordable living
- well-designed mixed use town centres allow people to live, work and play
- urban renewal in and around mixed use centres within the Maroochydore to Caloundra coastal corridor and Sippy Downs

- minimal changes to suburban living areas (outside of the coastal corridor)
- opportunities for renewal around and within the Beerwah and Nambour town centres
- new communities comprise the larger greenfield master planned communities at Palmview, Caloundra South and Beerwah East
- avoiding expansion into areas subject to unacceptable risks from natural hazards such as flood and landslide
- providing infrastructure in a timely and coordinated manner.

The proposed regional planning directions for ***Shaping sustainable growth*** seek to optimise the opportunities and effectively manage the challenges of growth and change, and align with State, regional and Sunshine Coast planning policy frameworks. The proposed planning directions broadly seek to manage forecast growth through a balanced approach comprising:

- consolidation - focusing growth in and around major centres (including Nambour, Maroochydore, Sippy Downs, Kawana and Caloundra and the emerging centres at Caloundra South and Beerwah East) and within urban villages (or nodes) along the coastal corridor between Maroochydore to Caloundra
- expansion - continuing to develop new communities at Caloundra South, Palmview and Beerwah East.

Focussing growth in and around major centres and in nodes along the coastal corridor provides:

- opportunities for further growth and development within areas which benefit from proximity and accessibility to employment, retail, business and health services, entertainment, education, recreation and infrastructure investment (including the potential for passenger rail in the Direct Sunshine Coast Line (formerly CAMCOS rail corridor) and mass transit)
- a wide range of opportunities for redevelopment within the corridor. There are many under-utilised sites and capacity within infrastructure networks, which can be used more effectively
- focused growth in key locations, allowing remaining parts of the coastal corridor to remain relatively unchanged (including low density suburbs)
- focused growth that will provide opportunities for coordinated urban renewal or transformation, ensuring redevelopment reflects the Sunshine Coast character and lifestyle, protecting the character and amenity of existing housing areas
- avoidance of sprawl into our natural environment areas, our rural areas, our hinterland villages, impinging on the beauty that the region is known for.

Summary of feedback

Preliminary consultation feedback indicates strong support for all proposed regional planning directions for ***Shaping sustainable growth***.

Very strong support was received for:

- avoidance or minimisation of development on land constrained by natural hazards, particularly flooding
- a green frame around urban and rural residential areas
- clear boundaries to define the extent of urban and rural residential development.

Strong support was received in relation to the need for housing diversity and affordability as well as mixed use town centres. However, it is noted that tension arises at the local level particularly relating to centres and nodes within the coastal corridor. This is further discussed in Section 5 of this report.

Points of tension evident in the feedback related to the need for affordable housing and affordable living, with concerns raised in relation to high coastal property prices but also the disadvantages of living in outer rural or rural residential areas, for example, due to lower levels of accessibility.

There was support for a range of housing types throughout the suburbs.

Concerns were raised in relation to urban renewal in and close to the town centre at Beerwah and this is further discussed in Section 5 of this report.

4.4 A smart economy

Overview

The *Sunshine Coast Land Use Planning Proposal 2041* recognises that, to prepare for a Sunshine Coast in 2041, we need to plan for those who live here now but also for approximately 170,000 additional residents forecast by 2041. We need to promote a strong economy that is diverse, resilient and globally oriented, create employment opportunities and ensure sufficient land is available for employment generating activities.

The *Sunshine Coast Land Use Planning Proposal 2041* includes proposed regional planning directions to achieve Council's proposed vision for **A smart economy**. The proposed regional planning directions are summarised as follows:

- support our traditional economic sectors while encouraging the establishment and growth of high value industries such as health, education, knowledge industries, tourism, sport and leisure, agribusiness, aviation and clean tech
- leverage major investments in public and private infrastructure
- protect and leverage the lifestyle, character and natural attributes of the Sunshine Coast
- focus economic growth in the Sunshine Coast Enterprise Corridor
- focus growth in business, residential and community activities in a network of mixed-use, transit-oriented centres
- support the emerging city of Maroochydore by a network of town and village centres
- identify opportunities for additional industrial land
- support low impact cultural and environmental tourism experiences
- support protection of Traditional Custodian culture and the associated aspirations of the Kabi Kabi peoples and Jinibara peoples
- create opportunities for home based businesses
- support for ongoing viability of rural production and agricultural activities, complemented by a range of rural industry/enterprise, agri-business and rural and nature-based tourism activities
- protect natural economic resources such as agricultural land, extractive resources, forestry and fisheries from incompatible land uses.

Summary of feedback

Preliminary consultation feedback indicates moderate to strong support for the proposed regional planning directions for **A smart economy**.

The proposed regional directions survey indicates that there was strong support for this theme, but it was not as strong as the support shown for other themes. There was strong support for the establishment and growth of high value industries and ongoing viability of agriculture, forestry and fisheries. There was a low level of support for minimising the amount of regulation on business and industry (it is noted that this issue was not expressed as a regional planning direction) but was raised as an issue in order to gauge community sentiment. Opinion was divided on this issue, with some engagement participants strongly agreeing and some strongly disagreeing.

In terms of the feedback channels generally, there was support for the continued development of centres and hospital precincts, as well as some for support for nodes to facilitate decentralisation of jobs into local communities.

Feedback was also received on the importance of the tourism industry and the importance of the natural environment to tourism. Some concerns were raised in terms of the type of employment offered by tourism and the possible impacts on housing availability.

Submissions reflected broad support from business and industry for the proposed vision for this theme but noted the need for more detail as to how this could be achieved. Submissions also noted the need for additional land for industrial and commercial development to attract emerging industries to the Sunshine Coast.

4.5 A healthy and resilient environment

Overview

A healthy and resilient environment provides physical, social, cultural and economic benefits to the community. The *Sunshine Coast Land Use Planning Proposal 2041* contains proposed regional planning directions for **A healthy and resilient environment**, which recognises that, as the region's population grows, protecting and enhancing the natural environment, appropriately managing natural hazards and recognising the importance of flood storage values of coastal catchments will be critical to support the growth of our region.

The proposed regional planning directions are summarised as follows:

- remnant and non-remnant native vegetation, natural waterways and wetlands, coastal environments and other important terrestrial and aquatic habitat areas are recognised as being essential to supporting the Sunshine Coast's biodiversity, economic activity, resilience, community and cultural identity, health and wellbeing
- habitat areas are supported by protecting and restoring habitat areas and their ecological function
- natural waterways and wetlands are maintained predominantly in their natural state
- biodiversity is protected and enhanced in urban areas
- linkages between the environmental quality of the region and the culture of our Traditional Custodians is recognised
- the built environment is resilient to natural hazards and climate change
- flood plains are protected for their critical role in flood management and storage and contribution to climate resilience.

Summary of feedback

Of all the themes, the regional planning directions for **A healthy and resilient environment**, received the strongest support from engagement participants. Very strong support was received for protecting and restoring natural habitat areas, preservation of natural waterways, biodiversity in urban areas and resilience to natural hazards and climate change.

Feedback received indicates support for increased conservation areas, protection of areas with landscape values, preservation of foreshore areas and adjacent greenspaces, and protection of the Blue Heart.

Specific issues raised in feedback received included:

- impacts of land clearing on native wildlife habitat
- land fragmentation impacts on wildlife corridors

- negative impact of development practices in new communities on fauna movement and the need for trees and vegetation particularly in new housing estates
- need to plant native species.

4.6 A strong and creative community of communities

Overview

The Sunshine Coast is a 'community of communities' with distinct and separate towns, villages, suburbs and urban areas, surrounded by natural and rural landscapes, that give residents a strong sense of connection to place (where they live, work and play) and to their local community.

The *Sunshine Coast Land Use Planning Proposal 2041* contains proposed regional planning directions for **A strong and creative community of communities** which recognise that diversity and uniqueness of our communities is one of the reasons our region is so special.

The proposed regional planning directions are summarised as follows:

- the local character of our distinct towns, villages, suburbs and urban areas is recognised
- a strong position on the maximum height of buildings is maintained, where the height of buildings and structures recognises the distinctive character and amenity of the Sunshine Coast as a place with predominantly low to medium rise built form
- scenic landscapes, significant views and natural landscape features are protected
- indigenous and non-indigenous cultural heritage is protected
- locally responsive built form and landscaping incorporates Sunshine Coast design principles
- generous greenspace, green corridors, deep planted landscapes and streetscapes are incorporated within the public and private realm
- a diverse range of community facilities, services, parks, open space sport facilities and recreation facilities are provided that meet the needs of the community
- larger centres and urban tourism areas support a mix of uses
- centres and enterprise areas foster creative industries and small-scale business start-ups
- people of all abilities can access and utilise public buildings, streets, meeting places, community facilities, open space and other places of community interest.

Summary of feedback

Preliminary consultation feedback indicates strong support for all proposed regional planning directions for **A strong and creative community of communities**.

There was very strong support in relation to:

- location and protection of parks, open space, sport and recreation
- provision of high quality landscaping in urban areas
- protection of scenic landscapes and significant views.

Particular feedback was received in relation to more parks in new developments and more greenspace in and around properties.

In terms of character, feedback indicated: a desire not to be 'city-like'; the importance of the rural character contributing to a sense of place; and the need to maintain building heights within set limits.

It is noted that feedback received indicates there is a potential tension of views within the community, with some within the community expressing concerns about increased building height and density, whilst others recognise this as a way to contain urban sprawl and minimise impacts on the environment.

4.7 Connected people and places

Overview

Well-connected communities are essential for a sustainable future, where people can move around easily and also be connected through digital infrastructure networks.

The *Sunshine Coast Land Use Planning Proposal 2041* contains proposed regional planning directions for **Connected people and places** which recognises that, as the region's population grows, improving local and regional transport systems and connecting people and places in better, more sustainable ways will be critical to support the growth of our region.

The proposed regional planning directions are summarised as follows:

- an integrated, functional transport network is provided that allows for the safe and efficient movement of people and goods
- existing and planned public transport corridors are protected
- the percentage of private vehicle usage is reduced over time
- high frequency public transport connecting communities within the coastal corridor is provided
- other high frequency public transport is provided within the Coastal Living Area and serving Nambour
- development prioritises and promotes active transport such as walking and cycling
- allowance is made for emerging transport technologies
- the Sunshine Coast airport continues to develop
- Caloundra aerodrome continues to support general aviation and associated activities
- digital infrastructure and communications technology is provided, supporting businesses and employees and allowing more choice in where they locate.

Summary of feedback

Preliminary consultation feedback indicates moderate to strong support for all proposed regional planning directions for **Connected people and places**.

Strong support was received for prioritising and promoting active transport and connecting our growing communities by high frequency public transport, including connecting to hinterland areas, such as Nambour.

Mass transit in the coastal corridor was a tension point in feedback received – some respondents were supportive, others were not supportive, and some were supportive of a form of mass transit such as electric buses rather than light rail.

Community support and advocacy organisations, younger residents and older residents were generally more supportive of public transport provision than other members of the community who contributed to the engagement.

Reduction of private car use over time was supported. However, the levels of support were less than the support shown for active transport or high frequency public transport.

Traffic congestion was recognised as an issue, but this was generally related to growth and density. Many did not see high frequency public transport as a way to reduce traffic congestion. The need for better planning for roads and provision of roads was noted.

Digital connectivity was strongly supported, particularly in hinterland communities.

Support was generally received in relation to the Sunshine Coast Airport continuing to develop as a significant passenger and freight air transport facility servicing regional, national and international markets and Caloundra Aerodrome continuing to support general aviation, aviation history and related and complementary economic activities. However, it is noted that there were some concerns raised at the local area level (primarily noise related) and this is further discussed in Section 5 of this report.

4.8 Proposed settlement pattern map

Feedback

The *Sunshine Coast Land Use Planning Proposal 2041* includes a Proposed settlement pattern map that spatially illustrates some of the proposed regional directions.

Feedback received in relation to the Proposed Settlement Pattern map indicates that there was support for the following aspects of the proposed settlement pattern:

- distinction between rural and coastal living areas
- connecting hinterland and coastal communities
- Blue Heart
- connected greenframe
- Regional Inter-urban Break.

This is consistent with the feedback received in relation to the proposed regional planning directions themselves.

The three main criticisms of the proposed settlement pattern raised in feedback were:

- the assumption of mass transit along the coast
- opposition to increases in density along the coastal corridor from some members of the community who provided feedback
- it does not sufficiently respond to the need for climate adaptation (i.e. movement away from low-lying coastal areas).

It is worth noting that there was relatively little discussion or commentary about new or emerging communities. The exception was Aura (where feedback included concerns about density, vegetation clearing and traffic planning) and to a lesser extent Sippy Downs and Palmview. Some feedback received supported focusing some additional employment, retail and residential activity in Nambour.

A handful of submissions noted opportunities north of the Maroochy River, submitting it was a gap in the proposed vision and regional planning directions. Suggestions included tourism, sporting, recreation and residential development and the desire for Council to explore future mass transit options north of Maroochydhore.

Discussion

The Proposed Settlement Pattern map illustrates some of the key regional directions in spatial form. In particular, the proposed pattern of settlement recognises the need to retain a compact footprint for our urban and rural residential areas in order to avoid new development in highly constrained areas, preserve our natural landscapes and rural assets, maximise the efficient use of existing and planned infrastructure, concentrate growth close to employment and services, support affordable living and housing diversity, and preserve our community of communities.

As discussed earlier, feedback on the proposed regional directions indicates a high level of in principle support for the directions, however tensions arise at a local level, particularly in relation to development within the coastal corridor. As such there is a high degree of consistency between feedback in relation to the settlement pattern map, and feedback on the local planning directions.

Concerns raised in relation to growth in the coastal corridor in particular are discussed in Section 5 of this report.

In relation to the other matters raised, it is recognised that parts of the Sunshine Coast are affected by flooding and coastal hazards (as well as other natural hazards) and that climate change is anticipated to increase the impacts of these hazards over time. Council has undertaken detailed modelling for existing and future flood and coastal hazards, which has informed the proposed settlement pattern, and will further inform the detail of the draft planning scheme, including appropriate zoning, overlay and local area provisions for areas affected by these hazards. The community will have the opportunity to provide feedback on these details as part of the formal consultation process.

Analysis shows that areas north of the Maroochy River are highly constrained, in particular, by vegetation, flooding and coastal hazards, as well as distance to major centres of employment and major infrastructure. These areas therefore generally offer fewer opportunities for further growth and development, which is reflected in the Proposed Settlement Pattern map, and the proposed local planning directions for these areas. It is noted that the proposed local planning directions for areas north of the river generally received very high levels of support.

4.9 Discussion and next steps

Consultation feedback indicates Council's proposed planning directions for the new planning scheme are guided by the right principles and the community is hopeful of an outcome that preserves natural bushland, maximises green space, retains local character and maintains our relaxed coastal lifestyle.

The proposed vision and regional planning directions align with the SEQRP and Council's own planning policy framework.

Preliminary consultation feedback indicates the strongest support was received for proposed regional planning directions relating to the environment, resilience to natural hazards and climate change, retaining the distinctive character of the Sunshine Coast and preservation of open space and green areas.

Opinions varied greatest in relation to where future population growth and new housing development should be directed to within each of the proposed local plan areas (LPAs).

As outlined in section 4.3, the proposed planning directions broadly seek to manage forecast growth through a balanced approach comprising:

- a greater emphasis on consolidation within existing urban areas - focusing growth in and around major centres (including Nambour, Maroochydore, Sippy Downs, Kawana and Caloundra and the emerging centres at Caloundra South and Beerwah East) and within urban villages (or nodes) along the coastal corridor between Maroochydore to Caloundra
- less reliance on greenfield expansion - new communities at Caloundra South, Palmview and Beerwah East will continue to be developed.

An increased emphasis on consolidation:

- recognises that continued urban expansion at the edge of existing communities could have significant negative consequences for the sustainability of the South East Queensland region as a whole
- aims to contain urban sprawl and protect important greenspaces, rural landscapes and inter-urban breaks.

This overarching growth management strategy was largely supported in feedback received and remains an appropriate guiding principle for the new planning scheme.

It is recognised that further and careful consideration is required in relation to the pattern, extent and form of any height and density increases associated with proposed planning directions relating to shaping sustainable growth as part of the drafting of the new planning scheme. This is further addressed in Section 5, which details more local area-specific concerns raised by the community and includes next steps to inform drafting of the new planning scheme and, in particular, zoning and local area code provisions.

Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Based on the overall support for the proposed regional planning directions in feedback received, it is considered that the proposed regional planning directions can be confirmed as the guiding policy direction to inform the drafting of the new planning scheme.

The following next steps detailing how preliminary consultation feedback will inform the drafting phase for the new planning scheme are provided.

Next steps:

- 1. Proceed with preparing the draft new planning scheme and, in particular, the strategic framework, in line with the regional planning policy direction outlined in the *Sunshine Coast Land Use Planning Proposal 2041*. The strategic framework will set the policy direction for the Sunshine Coast region and will form the basis for ensuring appropriate development occurs in the region for the life of the new planning scheme.**
- 2. Further consider all regional planning directions feedback in the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including strategic framework provisions, settlement pattern and other strategic framework maps as well as overlay codes and maps.**

5 Local planning directions

5.1 Overview

The Preliminary Consultation Program sought to, amongst other things, gather input and feedback on proposed local planning directions and better understand local planning desires within the community prior to drafting the content of the new planning scheme.

To continue to support and strengthen our 'community of communities', local plan areas (LPAs) are proposed to be part of the new planning scheme for the Sunshine Coast. This will help customise planning for local areas to make sure the new planning scheme is not one-size-fits all.

The proposed local planning directions aim to deliver a balanced approach based on best practice planning principles and considering the needs and interests of each local area as well as the broader Sunshine Coast community into the future. The proposed planning directions aim to broadly respond to key constraints and opportunities, community values and aspirations, and local issues and challenges for each LPA.

Feedback channels included local area surveys, information session feedback, online information session questions and written submissions. In addition, six local areas were identified in the *Sunshine Coast Land Use Planning Proposal 2041* as having the potential for more change relative to other areas. Additional, more exploratory and deliberative engagement was undertaken in these localities. The six local areas identified as having medium to high levels of proposed change were Caloundra and Surrounds, Mooloolaba - Alexandra Headland, Kawana Waters, Maroochydore, Beerwah - Landsborough, and Nambour and Surrounds. Feedback received at the deliberative workshops has also been considered in issues identification and analysis for each of the relevant LPAs.

The engagement findings in relation to the proposed local planning directions and community local planning desires are further detailed in the Preliminary Consultation Program – Final Consultation Report dated June 2022.

It is noted that many issues raised and feedback provided in the local surveys and submissions related to detailed local planning matters which will be further considered in the subsequent drafting phase for the new planning scheme. In this regard, the local surveys included three open-ended questions specifically seeking the views of the community in relation to their local area, including things they value and want to see protected, types of development they would like to see encouraged and any other comments in relation to future planning for their area.

5.2 Maroochydore

There are significant opportunities for further growth and development in Maroochydore due to proximity and accessibility to the emerging city centre which will attract significant business and infrastructure investment, including the potential for passenger rail and high frequency public transport. Constraints to further development primarily include flooding associated with the Maroochy River and coastal hazards, and current transport infrastructure capacities.

Summary of feedback

Preliminary consultation feedback indicates support for all the proposed planning directions for the Maroochydore LPA, including:

- **strong support** for proposed planning directions relating to local environment and character, including:
 - protect Maroochy River, Maroochydore Beach, dunes and coastal environment
 - build flood resilience and adaptability, ensure built form is responsive to raised floor levels to address flooding
 - enhance the waterways as focal features for the city with extensive linear parklands and pedestrian connections
 - maintain existing height limits for land immediately adjacent to Maroochydore Beach and Cotton Tree Esplanade
 - ensure appropriate transition from areas of higher density to adjacent areas of low-density housing
- **strong support** for the following proposed planning directions relating to centres and employment:
 - maintain tourism focus and open space values of Cotton Tree Esplanade
 - maintain Ocean Street/Duporth Avenue as a vibrant food and music precinct
 - consolidate Kunda Park industrial area and investigate ways to improve built form outcomes along this section of Maroochydore Road
- **support** for the following proposed planning directions relating to population growth and housing:
 - allow for some limited low-medium density housing such as dual occupancies and townhouses in Kuluin to improve housing diversity
 - provide additional areas for medium and low-medium density residential re-development close to the centre and transit stations
 - review height limits on sites adjoining the PDA to facilitate built form integration with the PDA
 - encourage the transition of the Sunshine Coast Home Centre to a mixed-use node (noting over 20% of survey respondents provided a neutral response).

- **support** for the following proposed planning directions relating to centres and employment:
 - provide mixed use redevelopment opportunities along Aerodrome Road (feedback noted concerns in relation to traffic issues and pedestrian and cyclist safety and a need to ensure that redevelopment provides a diversity in heights)
 - provide for the transition of the Wises Road industrial area to large format retailing (noting almost 30% of survey respondents provided a neutral response).

Feedback received also indicates **support** for the proposed planning directions to continue to develop Maroochydore as the largest centre and CBD for the Sunshine Coast and to continue network planning and advocacy to other levels of government to ensure the timely delivery of infrastructure to keep pace with growth.

Discussion

All the proposed local planning directions for the Maroochydore LPA were supported, to varying degrees, in feedback received. The proposed planning directions with relatively lower levels of support are discussed further below.

Additional areas for medium and low-medium density residential re-development & review height limits on sites adjoining the Priority Development Area (PDA)

The proposed planning direction to provide additional areas for medium and low-medium density residential re-development close to the centre and transit stations received mild support. Those opposing the proposed planning direction raised concerns that this would result in an overdevelopment of the area, including impact on local character and amenity, and a perceived lack of infrastructure to support any increased in density.

The proposed planning direction to review height limits on sites adjoining the PDA to facilitate built form integration with the PDA similarly received mild support. Those opposing the proposed planning direction raised concerns including further impacts on amenity of residents adjoining the PDA and a perceived lack of sufficient infrastructure to support this development - roads, parking, public transport. Some see the value of tapering building heights from the CBD others think that tall buildings in the CBD is enough.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes is discussed in Section 4 of this report.

There are significant opportunities for increased residential development, as well as additional retail and commercial development, in the Maroochydore LPA specifically due to proximity and accessibility to the emerging city centre, which will attract significant business and infrastructure investment, including the potential for passenger rail and high frequency public transport.

Being the largest and highest order centre on the Sunshine Coast, Maroochydore also has excellent access to employment opportunities, services and existing and planned secondary and tertiary community facilities, making it an ideal location for increases in residential density to support sustainability and affordable living for our growing population.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to these proposed planning directions will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns relating to potential impacts of increases in height and density on local character and amenity.

Sunshine Coast Home Centre

The proposed direction to encourage the transition of the Sunshine Coast Home Centre to a mixed-use node to facilitate residential uses located in multiple floors above the ground storey along with limited larger format retailing received mild support in feedback received, with a relatively high neutral response to this proposed planning direction in the survey. Reasons for support include that it is well placed to be serviced by public transport and become a gateway into the Maroochydore City Centre, increasing the potential to ensure other areas remain relatively unchanged. Some noted a desire for further details on the proposed planning direction for this site.

Careful consideration will be given to potential impacts of increases in density and height on the site, including those relating to amenity of adjoining residents and traffic, as part of the detailed planning undertaken when drafting the new planning scheme. The community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

5.3 Mooloolaba – Alexandra Headland

In the Mooloolaba – Alexandra Headland LPA, there are opportunities for redevelopment and revitalisation in areas close to the main centres and public transport routes, including potential high frequency public transport. Constraints to further development primarily include flooding associated with the Mooloolah River, coastal hazards and current transport infrastructure capacities.

Summary of feedback

Preliminary consultation feedback indicates support for most of the proposed planning directions for the Mooloolaba – Alexandra Headland LPA, including:

- **strong support** for the proposed planning directions relating to local environment and character, including:
 - no increase in height limits on the Spit east of the Mooloolaba Wharf site, or on top of Alexandra Headland
 - protect the open space, recreational and maritime values of the Spit, Mooloolah River and river mouth
 - ensure new development in high flood/coastal hazard areas is compatible with the level of risk
- **support** for the proposed planning directions relating to centres and employment, including:
 - support the tourism focus of Mooloolaba
 - review provisions relating to the Mooloolaba Wharf site (to provide further opportunities for appropriate redevelopment of the site)
- **support** for the following proposed planning directions relating to population growth and housing:
 - improve regulation of short-term accommodation uses in residential areas
 - provide opportunities for mixed use redevelopment along Brisbane Road and in the vicinity of Naroo Court / Walan Street / Muraban Street / First Avenue / Smith Street (provided issues of traffic flow, safe vehicle access to buildings and businesses and adequate parking that would not affect existing residents are addressed)
 - investigate possible areas for additional low-medium density residential development, such as duplexes and townhouses, to improve housing diversity.

Preliminary consultation feedback indicates a level of concern with the following proposed planning direction relating to population growth and housing:

- focus areas of increased density/height along key corridors and in nodes (e.g. close to centres and transit stations).

Discussion

Most of the proposed local planning directions for Mooloolaba – Alexandra Headland LPA were supported, to varying degrees, in feedback received. The planning directions where a notable level of concern was raised in feedback received are further discussed below.

Increased density/height along key corridors and in nodes & additional low-medium density residential development

There was a notable level of disagreement with the proposed planning direction to focus areas of increased density/height along key corridors and in nodes in feedback received, with more survey respondents disagreeing than agreeing. Concerns about building heights and opposition to light rail were the most frequently raised issues, along with the desire to preserve the coastline and coastal character and preserving or expanding green space.

These priorities were echoed in the deliberative workshops, however, there was slightly more agreement towards development in nodes. This was likely due to the information provided about mixed use development, walkable neighbourhoods and discussion about the mass transit corridor not necessarily being light rail.

For many of those opposing the proposed planning direction, the vision of overhead wires, and train tracks seem inextricably linked with development in nodes (with high rise and mass transit assumed to be going hand in hand).

Respondents expressed a desire for more information about where nodes would be located and how a node is defined.

Opinion was divided in relation to the proposed planning direction to investigate possible areas for additional low-medium density residential development, such as duplexes and townhouses, to improve housing diversity (although more survey respondents agreed than disagreed with the proposal). Parking, design, impact on character and privacy and a potential link with crime were noted as concerns for any increases in density.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes in general is discussed in Section 4 of this report. The rationale for the planning direction to focus any increases in density and height into key corridors and nodes in Mooloolaba/Alexandra Headland specifically is to concentrate new development mainly in and close to areas that already have a dense built form, ensure new development is located close to existing and proposed public transport, enable revitalisation and improve built form outcomes (along Brisbane Road in particular) and minimise change for the majority of the surrounding suburban areas.

A similar rationale applies to the planning direction to investigate possible areas for additional low-medium density residential development (such as duplexes and town houses). In addition to improving housing diversity, this direction also provides for potential transition between areas of higher density and low density suburban areas.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to these proposed planning directions will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns relating to:

- impact on local character and amenity
- building heights

- how Sunshine Coast design principles are to be reflected in new development
- parking.

5.4 Kawana Waters

There are significant opportunities for further growth and development in the Kawana Waters LPA due to its proximity and accessibility to major retail, business and health services and infrastructure investment, including the potential for passenger rail in the Direct Sunshine Coast Line (formerly CAMCOS rail corridor) and mass transit public transport corridor. Constraints to further development include flooding associated with the Mooloolah River, coastal hazards, and current transport infrastructure capacities.

Summary of feedback

Preliminary consultation feedback indicates support for all but two (2) of the proposed planning directions for the Kawana Waters LPA, including:

- **strong support** for proposed planning directions relating to local environment and character, including:
 - include provisions to protect sea turtle sensitive areas
 - no increase in height limits along the beachfront. Reduce current height limits in parts of Buddina Urban Village
 - no high-rise development outside major centres (high-rise generally being development over six storeys)
 - retain most parts of the existing low density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina with minimal change
- **support** for proposed planning directions relating to centres and employment, including:
 - investigate options to allow for limited indoor sport and recreation uses in Kawana Industrial Area
 - consider potential transition of all or part of Kawana Industrial Area to a wider mix of uses in the longer term to support the stadium precinct
- **support** for the following proposed planning directions relating to population growth and housing:
 - ensure appropriate transition between areas of higher density and low-density housing areas
 - review provisions relating to the development of dual occupancies.

Preliminary consultation feedback indicates a level of concern with the following proposed planning directions relating to population growth and housing:

- focus areas of increased density/height in nodes along Nicklin Way corridor (e.g. close to existing centres)
- reflect Kawana Shoppingworld and surrounding commercial areas as part of the Kawana Major Regional Activity Centre (which also includes the new town centre at Birtinya) in accordance with the SEQRP.

Discussion

Most of the proposed local planning directions for the Kawana Waters LPA were supported, to varying degrees, in feedback received. The planning directions where a notable level of concern was raised in feedback received are further discussed below.

Nodes along Nicklin Way corridor

While there was some support for the proposed planning direction to *focus areas of increased density/height in nodes along the Nicklin Way corridor*, there was also a notable level of disagreement from those participating in the engagement (with more survey respondents disagreeing than agreeing with the proposal).

Some disagreeing with the proposal rejected the notion of growth within the coastal corridor outright, preferring to maintain existing low density residential areas and/or avoid any increases in density or height. There was a link between disagreement with the proposed direction and negative sentiment towards the Sunshine Coast Public Transport Project (formerly the Sunshine Coast Mass Transit Project) and, more specifically, the prospect of hard infrastructure required for light rail (including concerns that the intention of the proposed planning direction to focus growth along Nicklin Way is to justify the need for mass transit).

Those respondents who accepted the proposed regional planning direction for the coastal corridor to accommodate part of our region's growth largely agreed that the Nicklin Way provided a good opportunity for renewal as it needs improvement anyway.

Reasons for not supporting the proposed local planning direction include concerns relating to:

- the level of detail provided about the proposed location, extent and height of nodes (i.e. respondents wanted more detail to be provided)
- uncertainty about the degree of proposed height and density changes
- Nicklin Way becoming a strip of high rises, and the need for nodes to be confined
- the number of apartments that development along Nicklin Way could bring
- transition to lower density residential areas
- loss of greenspace opportunities
- parking
- traffic
- social divisions and crime.

Input from across feedback channels indicates that anything above six storeys is considered high by those who participated in the preliminary consultation. Most respondents willing to accept any change in the Kawana Waters LPA would prefer to see development capped at four storeys or less near major centres (although some would accept up to six storeys in key locations).

As previously stated, there are significant opportunities for infill development and renewal in the Kawana Waters LPA due to its locational advantages and high levels of access to major centres, employment, and the secondary and tertiary level community facilities and infrastructure that is located here.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes in general is discussed in Section 4 of this report. The rationale for concentrating any increases in density and height in nodes along Nicklin Way specifically is to minimise change for the majority of the surrounding suburban areas, keep higher buildings away from the beachfront (noting both these planning directions received strong support), ensure new development is located close to existing and proposed public transport and enable revitalisation and improved built form outcomes along Nicklin Way.

It is important to note that this planning direction is also based on the fundamental premise that the Sunshine Coast in general, and the coastal corridor in particular, will continue to grow. Although it is acknowledged that some in the community do not accept this proposition, aside from Council's statutory obligations to plan for growth under the SEQRP, failure to adequately plan for this growth is likely to result in ad hoc, undesirable development outcomes, particularly in light of the assessment rules under the *Planning Act 2016*.

The proposed Kawana Waters LPA vision statement clarifies that:

- in between the major centres, new development nodes are intended to create a series of distinctive, predominantly low-medium rise, leafy coastal villages focused around existing centres and transit nodes (noting that low-medium rise in this context generally refers to buildings ranging from two to six storeys in height)
- outside these compact and defined urban villages, the majority of the existing low-density housing areas in Buddina, Minyama, Parrearra, Warana, Wurtulla, and Bokarina are retained with minimal change.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to increases in density and height in nodes along the Nicklin Way will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns raised relating to:

- the number, location and physical extent of nodes
- the appropriate maximum building height within identified nodes
- how building height transitions to lower density areas at the edges of nodes
- how Sunshine Coast Design principles are reflected in new development
- parking requirements
- provision and timing of infrastructure and services (including open space, connections from the river and lake to the beach, transport, community facilities).

Kawana Shoppingworld Major Regional Activity Centre

The proposed planning directions include reflecting Kawana Shoppingworld and surrounding commercial areas as part of the Kawana Major Regional Activity Centre (which also includes the new town centre at Birtinya) in accordance with the SEQRP. Reasons provided in support of the proposal include the potential for more local employment opportunities as well as family activities and entertainment easily accessible to a lot of local residents.

Issues raised in feedback received include:

- concern about possible height increases
- potential for more commercial uses
- impacts on Point Cartwright Drive traffic
- impacts on and within the vicinity of the nearby school.

Kawana Shoppingworld is identified as a District Activity Centre (DAC) in the current planning scheme and is part of the Kawana regional economic cluster (REC) under the SEQRP. The REC also includes the Kawana Town Centre at Birtinya and the Kawana industrial area.

The current DAC designation of Kawana Shoppingworld and surrounds reflects a deliberate policy decision, at the time of drafting the current planning scheme, to protect the emerging Kawana Town Centre at Birtinya. Circumstances, including a subsequent large extension to Kawana Shoppingworld, including cinemas, as well as changes in relation to the emerging Kawana Town Centre, have affected this position.

The Kawana Shoppingworld precinct is currently one of the largest centres on the Sunshine Coast and functions well above a district centre status. In effect, the proposed planning direction seeks to reflect the reality of the existing role and function of the Kawana Shoppingworld precinct, along with the Kawana Town Centre, as a Major Regional Activity Centre.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to reflecting Kawana Shoppingworld as part of the Kawana Major Regional Activity Centre will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns relating to the physical extent, scale and intensity of future development in this area.

5.5 Caloundra and Surrounds

The area is a renowned tourist destination with high scenic amenity created by the coastline and back drop of the Glass House Mountains. There are opportunities for redevelopment and revitalisation around the town centre of Caloundra with proximity to employment, services, community, sport and recreation facilities and the potential for passenger rail and high frequency public transport. Constraints to further development include flooding, coastal hazards, bushfire, steep and unstable land, native vegetation, current transport infrastructure capacities, and major electricity infrastructure.

Summary of feedback

Preliminary consultation feedback indicates support for all the proposed planning directions for the Caloundra and Surrounds LPA, including:

- **strong support** for the proposed planning directions relating to local environment and character, including:
 - protect local coastal environmental and landscape features
 - include provisions to protect sea turtle sensitive areas
 - protect significant views
 - retain the majority of existing low density housing areas with minimal change
- **support** for the following proposed planning directions relating to centres and employment:
 - retain the tourism focus of Kings Beach, Bulcock Beach and Golden Beach Esplanade
 - continue to develop and consolidate existing industrial areas and retain Moffat Beach Industrial Area
 - continue to develop Caloundra Centre in accordance with the Caloundra Centre Master Plan and existing planning scheme provisions
 - review provisions for Caloundra Aerodrome in accordance with a new master plan currently being prepared (with over one-quarter of survey respondents providing a neutral response).
- **support** for the following proposed planning direction relating to population growth and housing:
 - provide new mixed use development opportunities along Nicklin Way at Currimundi (providing traffic concerns are addressed and buildings are not too high)

- investigate opportunities for additional medium density housing such as low-medium rise apartments, dual occupancies and townhouses around Caloundra Centre and Currimundi Centre
- investigate possible areas for additional low-medium density residential development in Currimundi (excluding beachfront areas) and Battery Hill to improve housing diversity
- review future use of former Caloundra Sewage Treatment Plant site on Queen Street (possible community housing project), noting that nearly one-fifth of survey respondents provided a neutral response.

Discussion

All the proposed local planning directions for Caloundra and Surrounds were supported to varying degrees. The planning directions with relatively lower levels of support are discussed further below.

Medium density residential development around centres and additional low-medium density residential development in Currimundi and Battery Hill

There was mild support for the proposed planning direction to investigate opportunities for additional medium density housing around Caloundra Centre and Currimundi Centre. Those agreeing with the proposal support the concept of compact living to protect the natural environment. Discussions at the deliberative workshops suggest that there is a concern that increased density, particularly increased building heights, is considered 'city-like' (preferring Caloundra to remain 'a little bit sleepy' and not wanting to see future growth and development change the 'simple life').

Similarly, there was mild support to investigate possible areas for additional low-medium density residential development in Currimundi (excluding beachfront areas) and Battery Hill. Support for the proposal was based on the need to provide additional affordable housing and to improve areas seen by some as requiring rejuvenation. Support given was, however, on the proviso that, with any increases in density, there is additional tree planting, greenspace, better public transport and adequate parking.

Concerns from those who did not support the proposed planning direction ranged from the impacts on Nicklin Way traffic to a desire to maintain the amenity of residential family areas. Feedback received in the surveys indicates that there may have been some confusion over the meaning of low-medium density residential development, with some assuming that this meant increases to building heights, to which they were opposed to outside of the city centre.

Input received via survey was largely aligned with feedback received at the drop-in information sessions and at the deliberative workshops.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes are discussed in Section 4 of this report. The rationale for the proposed planning direction to focus any increases in density and building height around Caloundra and Currimundi centres specifically is to ensure new development is located close to employment, services, community, sport and recreation facilities and existing and proposed public transport, enable revitalisation and improve built form outcomes (along Nicklin Way at Currimundi in particular) and minimise change for the majority of the surrounding suburban areas.

A similar rationale applies to the proposed planning direction to investigate possible areas for additional low-medium density residential development (such as duplexes and town houses). In addition to improving housing diversity, this direction also provides for potential transition between areas of higher density and low density suburban areas.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to these proposed planning directions will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns raised relating to:

- the location, extent and design of additional medium density housing around Caloundra centre and Currimundi centre
- the location, extent and design of additional low-medium density housing in parts of Currimundi and Battery Hill
- impacts of building heights more generally
- impacts on the amenity of existing residents
- impacts on the character of Caloundra town centre
- how Sunshine Coast Design principles are reflected in new development
- traffic and parking
- provision and timing of infrastructure and services (including open space, transport, community facilities).

5.6 Sippy Downs – Palmview

There are significant opportunities for growth and development in the Sippy Downs – Palmview LPA due to proximity to the Bruce Highway and Sunshine Motorway, the University of the Sunshine Coast and the Sippy Downs Town Centre. Constraints to further development include flooding associated with the Mooloolah River, the Mooloolah River National Park and adjacent conservation areas, and extractive resource areas.

Summary of feedback

Preliminary consultation feedback indicates moderate to strong levels of support for all proposed planning directions for the Sippy Downs – Palmview LPA, including:

- protect environmental values and water quality in and around the Mooloolah River
- include new provisions outlining specific land use intent for the Lower Mooloolah River Greenspace
- maintain large urban minimum lot sizes in Sippy Downs (outside of Palmview Structure Plan area)
- retain existing suburban areas of Chancellor Park and Bellflower estates with minimal change
- maintain the Sippy Downs Business and Technology Precinct and continue to leverage opportunities associated with the University. Further promote through inclusion within a new Innovation Zone
- review provisions relating to Sippy Downs Town Centre to streamline requirements
- continue to develop the Palmview master planned community in accordance with the Palmview Structure Plan.

Discussion

All the proposed local planning directions for the Sippy Downs – Palmview LPA were supported in feedback received.

Some feedback received noted concerns with existing development within Palmview in relation to infrastructure provision, small lot sizes, local road widths and access to the Bruce Highway. This feedback is acknowledged, noting that this master planned community is regulated under the Palmview Structure Plan and Infrastructure Agreement.

5.7 Buderim and Surrounds

Opportunities for further growth and development in the Buderim and Surrounds LPA are limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding and native vegetation. There are opportunities for some further growth and development in the undeveloped area along Wisers Road/North Buderim Boulevard and parts of Forest Glen.

Summary of feedback

Preliminary consultation feedback indicates support for all proposed planning directions for the Buderim and Surrounds LPA, including:

- **strong support** for proposed planning directions relating to local environment and character, including:
 - maintain the leafy, tree-lined character of Buderim's main street and surrounding areas
 - retain the natural vegetated character of Forest Glen, Tanawha and Mons
 - retain the Limited Development Zone
 - maintain limits on vegetation clearing to preserve habitat and landscape values
 - no or minimal change in maximum allowable building heights
 - retain large urban and rural residential minimum lot sizes
- **strong support** for the following proposed planning direction relating to population growth and housing:
 - no or minimal change to growth management boundaries
- **support** for the proposed planning directions relating to centres and employment:
 - no further expansion of Buderim Centre and retain strong provisions to discourage out-of-centre development
 - consolidate Forest Glen Centre with no further expansion of the centre or urban area
 - review provisions relating to the establishment of service stations within centres
- **support** for the following proposed planning directions relating to population growth and housing:
 - review future land use intent for the undeveloped portion of Wisers Farm
 - allow for some limited low-medium density housing such as dual occupancies and townhouses around Buderim Centre (within existing zonings) and close to the centre in North Buderim to improve housing diversity.

Discussion

All the proposed local planning directions for the Buderim and Surrounds LPA were supported, to varying degrees, in the feedback received. The proposed planning directions with relatively lower levels of support are discussed further below.

Wisers Farm

The proposed planning direction to review the future land use intent for the undeveloped portion of Wisers Farm received mild support. Feedback provided also indicates support for retaining the undeveloped part of Wisers farm for its landscape value.

It is noted that this site is currently included within the Emerging Community Zone in the current planning scheme in recognition of previous development approvals over the site. The site has limited landscape value, is located in close proximity to the Maroochydore CBD and it is not considered reasonable or appropriate to back zone the site in the new planning scheme. Concerns raised in preliminary consultation feedback about the development of the Wises Farm site will be considered in determining appropriate future development provisions for the site.

Additional low-medium density housing

The proposed planning direction to allow for some limited low-medium density housing such as dual occupancies and townhouses around Buderim town centre (within existing zonings) and close to the centre in North Buderim to improve housing diversity received mild support.

Those who did not support the proposal expressed a desire for maintaining low density and low-rise housing within the LPA, concerned any increases in density would lead to reduced greenery, habitat destruction, reduced parking availability and increased traffic congestion.

The existing planning provisions and zonings for low-medium density development near Buderim town centre have been in place for a considerable period of time, and it is not considered reasonable or necessary to back zone these areas in the new planning scheme.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained details on the proposed location and extent of potential new zonings at North Buderim have not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

5.8 Bli Bli – Maroochy River Plains

Opportunities for further growth and development in the Bli Bli – Maroochy River Plains LPA are relatively low, primarily due to significant physical and environmental constraints such as flooding, steep land and native vegetation.

Summary of feedback

Preliminary consultation feedback indicates support for all proposed planning directions for the Bli Bli – Maroochy River Plains LPA, including:

- **strong support** for proposed planning directions relating to local environment:
 - include new provisions to reflect the Blue Heart
 - ensure new development in high flood/coastal hazard areas is compatible with the level of risk
- **support** for the following proposed planning directions local character, centres and employment, and population growth and housing:
 - retain large urban and rural residential minimum lot sizes to preserve local character
 - no increase in maximum allowable building heights
 - review allowable uses in the Rural Zone, especially in breaks between urban areas (e.g. between Bli Bli and Maroochydore) to help retain the individual identity of our communities
 - improve design and siting provisions for secondary dwellings and dual occupancies
 - review future land use intent for the Bli Bli Castle site
 - extend the local centre zone in Bli Bli to provide opportunity for the centre to expand
 - no further expansion of urban and rural residential growth management boundaries (beyond proposed planning scheme amendment)

- investigate possible areas for additional low-medium density residential development close to the centre at Bli Bli to improve housing diversity
- review planning for the possible expansion area within the urban footprint north of Thomas Road and west of Lefoes Road.

Discussion

All the proposed local planning directions for the Bli Bli – Maroochy River Plains LPA were supported, to varying degrees, in the feedback received. The proposed planning directions with relatively lower levels of support are discussed further below.

Additional low-medium density residential development close to the centre at Bli Bli

Opinion was divided on the proposed planning direction to investigate possible areas for additional low-medium density residential development close to the centre at Bli Bli (although more survey respondents agreed than disagreed with the proposal). Reasons provided for supporting the proposed direction include the opportunity to provide housing diversity and accommodate growth.

Those who did not support the proposal expressed a concern about increasing density in the LPA and a desire to retain the suburban character. These concerns relate to a sense that infrastructure (mainly roads) is not keeping pace with growth, and impact on the character and small-town feel of Bli Bli. Some respondents felt higher density living is more appropriate for areas closer to the Maroochy city centre, where better public transport options are available.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes is discussed in Section 4 of this report. Opportunities for further growth and development in this LPA are relatively low, primarily due to significant physical and environmental constraints such as flooding, steep land and native vegetation. In this sense, any proposed new infill development opportunities would be minimal in extent and include possible areas for additional low-medium density residential development in discrete locations close to the main centre at Bli Bli. In this LPA, any areas identified for low-medium density development would generally be expected to accommodate buildings up to two storeys in height.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to this proposed planning direction will help inform the detailed planning undertaken as part of drafting the new planning scheme, including the need to address key concerns relating to local character and traffic.

Possible expansion area north of Thomas Road and west of Lefoes Road

Opinion was also divided in relation to the proposal to review planning for the possible expansion area (within the Urban Footprint) north of Thomas Road and west of Lefoes Road (although more survey respondents agreed than disagreed with the proposal, with a notable number neither agreeing nor disagreeing, possibly seeking further detail on the proposed planning direction). Those who did not support the proposal were opposed to expanding Bli Bli's urban area due to concerns relating to road infrastructure and traffic, flooding, impact on local character and concerns about loss of habitat.

Land north of Thomas Road and west of Lefoes Road, Bli Bli is in the Rural Zone under the current planning scheme and is within the Urban Footprint of the SEQRP. This land was previously subject to a proposed planning scheme amendment, and it is intended that the future potential of the land for urban purposes be further investigated as part of the detailed planning undertaken in drafting the new planning scheme, including careful consideration of concerns raised in feedback received in relation to the proposal to date (such as flooding).

It is also noted that there is a current development application over this land for urban purposes (a master planned development including residential and local centre uses). The outcomes of this development application (if known) will be considered to further inform the detailed planning for this local area.

5.9 North Shore

Opportunities for further growth and development in the North Shore LPA are relatively low, primarily due to physical and environmental constraints such as flooding and native vegetation as well as airport operations. The Sunshine Coast Airport site offers some opportunities for growth and development of airport related uses.

Summary of feedback

Preliminary consultation feedback indicates support for most proposed planning directions for the North Shore LPA, including:

- **strong support** for proposed planning directions relating to local environment and character, including:
 - protect local coastal environmental and landscape features
 - review future use/zoning of former airport public safety area for possible sport and recreation uses
 - retain suburban character of existing Twin Waters estate
 - retain large urban minimum lot sizes
 - no or minimal change in maximum allowable building heights
- **strong support** for the following proposed planning directions relating to centres and employment, and population growth and housing:
 - retain existing intent for Twin Waters resort
 - no or minimal change to growth management boundaries
- **support** for the following proposed planning directions relating to centres and employment:
 - extend the Local Centre Zone at Pacific Paradise to include the former bowls club site to provide opportunity for the centre to expand
 - review planning for Sunshine Coast Airport and adjacent industrial land to provide for compatible and complementary development.

Preliminary consultation feedback indicates a level of concern with the following proposed planning directions:

- investigate possible areas for additional low-medium density residential development close to the centre at Pacific Paradise to improve housing diversity
- review future use/zoning of Surfing World site and adjoining vacant land to the west for possible tourist or aged care accommodation uses
- investigate opportunities to extend the existing Tourist Accommodation Zone at Marcoola and Mudjimba.

Discussion

Most of the proposed local planning directions for the North Shore LPA were supported, to varying degrees, in the feedback received. The planning directions where a notable level of concern was raised in feedback received are further discussed below.

Additional low-medium density residential development

Opinion was divided in relation to the proposed planning direction to investigate possible areas for additional low-medium density residential development close to the centre at Pacific Paradise to improve housing diversity (with slightly more disagreeing than agreeing in the survey responses). Only a few provided reasons why the proposed planning direction was not supported, including flooding/drainage constraints, lack of services to support growth (Pacific Paradise shopping centre already operating beyond capacity) and opposition to any buildings over 3 storeys.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes is discussed in Section 4 of this report. Proposed increases in height and density assist in creating a more compact and efficient urban form that promotes walkable and cycle friendly communities close to public transport, affordable living, and increased housing diversity and choice.

As stated above, opportunities for further growth and development in the North Shore LPA are relatively low, primarily due to physical and environmental constraints, such as flooding and native vegetation, as well as airport operations. Infill development opportunities include possible areas for additional low-medium density residential close to the business centre at Pacific Paradise. Areas identified for low-medium density residential development are generally intended to accommodate buildings up to two storeys in height, with potentially up to 3 storeys in discreet areas.

The existing centre at Pacific Paradise is serviced by public transport and is close to the state school and sport and recreation facilities. Discreet and targeted infill development opportunities around this centre (e.g. within existing Low Density Residential Zoned land to the south and west of the centre) could assist with improving housing diversity within the LPA.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to this proposed planning direction will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns relating to flooding/drainage, infrastructure and services and building heights.

Future use/zoning of the Surfing World site

The proposal to review the future use/zoning of the Surfing World site and adjoining vacant land to the west for possible tourist or aged care accommodation uses received a notable level of concern, with more than half of survey respondents disagreeing with the proposed direction.

Reasons provided for not supporting the proposal included the lack of need for another aged care facility, lack of detail in relation to the type of tourism uses envisaged, noise impacts and a preference from a few respondents for the land to be utilised for commercial uses (potentially uses compatible with the Sunshine Coast Airport operations).

The subject land is included within the Limited Development (Landscape Residential) Zone under the current planning scheme on account of flooding and vegetation constraints affecting the site at the time the current planning scheme was developed. The land has subsequently been filled, is cleared and is considered suitable for some form of urban development.

Permanent residential development is not suitable due to noise impacts from the nearby airport and new runway alignment. Similarly, any form of commercial development is not supported at this location due to likely impacts on nearby established local centres at Marcoola and Pacific Paradise.

Feedback received in relation to preferred uses for this site is noted; however, it is considered that, due to the issues discussed above, the best use of the site is for some form of temporary accommodation such as tourist/visitor accommodation or aged care. Details in relation to suitable zoning and other provisions for the site have not yet been determined and feedback received will be considered in the preparation of the draft planning scheme. The community will have the opportunity to provide feedback on these details as part of the formal public consultation process for the draft planning scheme.

Tourist Accommodation Zone at Marcoola and Mudjimba

There was a moderate level of disagreement from engagement participants in relation to the proposed planning direction to investigate opportunities to extend the Tourist Accommodation Zone at Marcoola and Mudjimba (almost two-thirds of survey respondents disagreed with the proposed direction). Reasons provided for opposing this direction include a desire to maintain the area as a coastal residential community (and not a tourist/holiday community) and a view that the existing tourist accommodation precincts within the LPA are adequate.

This feedback is noted and will help inform the detailed planning undertaken as part of drafting the new planning scheme, including zoning allocations in the area and the need to address key concerns relating to the potential impact of additional tourist accommodation within the LPA on local character.

Twin Waters West

The proposed planning directions for the North Shore LPA include a direction to await the appeal outcome for the Twin Waters West land. While this direction was not included in the survey (as it is a statement of fact), some feedback provided seeks this land to be retained for its environmental and flood storage value. There was also some limited support for development of the site.

Feedback received in relation to the Twin Waters West land is noted. This land is included in the Emerging Community Zone under the current planning scheme. Once determined, Council will have regard to the outcomes of the appeal in the future planning for this area.

Other notable feedback received is discussed below.

Protection of turtle nesting beaches

Some feedback received also sought a planning direction to protect sea turtle nesting beaches at Marcoola-Twin Waters, consistent with the Coolum-Peregrine LPA proposed planning directions.

Feedback received seeking protection of sea turtle nesting beaches at Marcoola-Twin Waters, consistent with the Coolum-Peregrine LPA, is noted. It is intended that new planning provisions relating to sea turtle nesting areas would apply to all relevant beaches and coastal areas and be addressed primarily through planning scheme overlay mapping and codes.

5.10 Coolum – Peregrine

Opportunities for further growth and development in the Coolum-Peregrine LPA are relatively limited due to physical and environmental constraints such as flooding, steep and unstable land and native vegetation. Significant remaining development sites include the former golf course land at beachside Yaroomba, and future stages of the Coolum industrial area at Quanda Road.

Summary of feedback

Preliminary consultation feedback indicates strong support for all but one of the proposed local planning directions for the Coolum – Peregrine LPA (with strongest support for planning directions relating to local environment and character), including:

- protect local coastal environmental and landscape features
- include new provisions to protect sea turtle sensitive areas
- no or minimal change in maximum allowable building heights

- retain large urban minimum lot sizes
- no or minimal change to growth management boundaries
- retain and strengthen existing intent for the Palmer Coolum Resort site to remain as a golf course and tourist accommodation
- investigate options to allow limited indoor sport and recreation uses in Quanda Road industrial area.

Preliminary consultation feedback indicates a level of concern for the following proposed planning direction:

- investigate possible areas for additional low-medium density residential development close to the Coolum town centre to improve housing diversity.

Discussion

Most of the proposed local planning directions for the Coolum-Peregian LPA were supported in the feedback received. The planning direction where a notable level of concern was raised in feedback received is further discussed over page.

Additional low-medium density residential development

Feedback received indicates that there is a notable level of concern with the proposed planning direction to investigate possible areas for additional low-medium density residential development close to the Coolum town centre (with more survey respondents disagreeing than agreeing). Reasons provided by those who disagreed with the proposed planning direction include traffic concerns and impact on the character of the area. In this regard, it is noted that the proposed planning direction to retain large urban lot sizes to preserve the character of the local area received strong support.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes is discussed in Section 4 of this report. Locating some additional areas of low-medium density development close to Coolum town centre would assist in creating a more compact and efficient urban form that promotes walkable and cycle friendly communities close to employment, services, community, sport and recreation facilities, and public transport. Such a proposal would also contribute to affordable living, and increased housing diversity and choice.

It is also noted that areas intended for low-medium density development are intended to be low rise, primarily up to two storeys in height, with three storeys in some discrete areas, which is similar to that already existing and provided for under the current planning scheme around the Coolum town centre.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to this proposed planning direction will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the location and extent of any new zoning allocations and the need to address key concerns raised relating to traffic and impact on the character of the area.

5.11 Eumundi – Doonan

Opportunities for further growth and development in the Eumundi – Doonan LPA are relatively limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding, native vegetation, water quality issues associated with Lake Weyba and productive agricultural land.

Summary of feedback

Preliminary consultation feedback indicates moderate to strong support for all proposed planning directions for the Eumundi – Doonan LPA, including:

- no or minimal change in maximum allowable building heights
- retain large urban and rural residential minimum lot sizes
- maintain current limits on market activity in Eumundi
- review centre zone to ensure appropriate opportunities for a small supermarket in Eumundi
- protect water quality in Lake Weyba
- maintain limits on vegetation clearing to preserve habitat and landscape values.
- no or minimal change to growth management boundaries.

Discussion

All the proposed local planning directions for the Eumundi – Doonan LPA were supported, to varying degrees, in the feedback received.

In relation to the proposed planning direction to review the Local Centre Zone to ensure appropriate opportunities for a small supermarket in Eumundi, feedback received suggests that a small to medium sized supermarket is supported in Eumundi so that residents don't have to travel out of town for basic groceries and ensure ongoing supplies during flood events.

It was also considered that a supermarket as an anchor tenant to the main street would help sustain other small businesses on non-market days. Feedback indicated a preference for an independent supermarket selling local produce as that would be more in keeping with Eumundi's character than a large full-line supermarket chain.

5.12 Yandina – Maroochy River Valley

Opportunities for further growth and development in the Yandina – Maroochy River Valley LPA are relatively limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding, native vegetation and the need to maintain water quality in the Maroochy River and Cooloolabin and Wappa Dam water supply catchment areas.

Summary of feedback

Preliminary consultation feedback indicates support for all proposed local planning directions for the Yandina – Maroochy River Valley LPA, with strongest support for planning directions relating to local environment and character, including:

- **strong support** for proposed planning directions relating to local environment and character, and centres and employment, including:
 - maintain water quality in the Maroochy River catchment and water supply dam catchments
 - maintain limits on vegetation clearing to preserve habitat and landscape values
 - continue to protect Yandina's heritage and character (some feedback emphasised that Yandina is not, and should not be, an industrial town and there was a desire to retain the small-scale country town character)
 - protect and enhance the main street function of Stevens Street and Farrell Street in Yandina (some feedback indicating a need for local shops, cafes)
 - no or minimal change in maximum allowable building heights
 - retain large urban and rural residential minimum lot sizes
 - improve design and siting provisions for secondary dwellings and dual occupancies

- **support** for the following proposed planning direction relating to centres and employment, and population growth and housing:
 - retain a compact town centre at Yandina and strong provisions to discourage out-of-centre development
 - review provisions relating to the establishment of service stations within centres
 - continue to develop and consolidate industrial areas at Yandina (no further expansion)
 - no or minimal change to growth management boundaries
 - review planning for the possible expansion area within the Urban Footprint north of Steggalls Road, Yandina
 - investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Yandina town centre to provide housing diversity.

Discussion

All the proposed local planning directions for the Yandina – Maroochy River Valley LPA were supported, to varying degrees, in the feedback received. The proposed planning directions with relatively lower levels of support are discussed further below.

Urban expansion area north of Steggalls Road

The proposed planning direction to review planning for the possible expansion area within the Urban Footprint north of Steggalls Road received mild support, with some requesting further details and community consultation (almost one-fifth of survey respondents were neutral in their response). There was some support for an over 50s village / aged care facility and retirement living within Yandina. Other survey respondents thought there were enough retirement and aged care options in neighbouring localities.

Land north of Steggalls Road (between Brandons Road) is included in the Rural Zone under the current planning scheme and is included within the Urban Footprint of the SEQRP. This land was the subject of a recent proposed planning scheme amendment and the future land use intent for this area will be further considered in the preparation of the new planning (having regard to constraints for urban development such as flooding and biodiversity) and feedback received to date in relation to this land.

Opportunities for additional low-medium density residential

Feedback received indicates mild support for the proposed planning direction to investigate opportunities for additional low-medium density residential development close to the Yandina town centre to provide housing diversity.

Those disagreeing with the proposal were concerned about potential impacts on the rural character of the area and the natural environment as well as a lack of infrastructure required to support this growth.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes is discussed in Section 4 of this report. Opportunities for further growth and development in the Yandina – Maroochy River Valley LPA are relatively limited, primarily due to physical and environmental constraints and local heritage and character considerations. Any proposed new infill development opportunities would likely be minimal in extent and include possible areas for additional low-medium density residential development in discrete locations close to Yandina's town centre. In this LPA, any new areas identified for low-medium density development would generally be expected to accommodate buildings up to two storeys in height.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to this proposed planning direction will help inform more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns raised relating to local character and amenity, and infrastructure and services.

5.13 Nambour and Surrounds

Nambour and Surrounds LPA includes an established centre with a hospital and health precinct, a growing entertainment industry, established neighbourhoods and rich heritage. There are opportunities for further growth and development both in the town centre and surrounding residential areas.

Summary of feedback

Preliminary consultation feedback indicates that all proposed planning directions for the Nambour and Surrounds LPA were supported (with highest levels of agreement relating to promotion of Nambour as a major centre and proposals for rejuvenation), including:

- **strong support** for the following proposed planning directions relating to local environment and character, and centres and employment:
 - review zoning in high flood hazard / drainage constrained areas to ensure it is compatible with the level of risk
 - continue to protect Nambour's heritage and character
 - provide further guidance to ensure appropriate redevelopment in character areas currently zoned for low-medium density residential development
 - review provisions relating to Nambour town centre, frame areas and health hub to encourage revitalisation
 - recognise and promote Nambour as the major centre servicing the hinterland
 - review the extent of the Special Entertainment Precinct (SEP) and continue to promote the SEP
- **support** for the following proposed planning directions relating to population growth and housing, and centres and employment:
 - ensure residential expansion within existing zoned areas in Burnside and Perwillowen occurs in a coordinated manner
 - investigate possible new low-medium density consolidation opportunities around Nambour centre and the Hospital
 - investigate opportunities within the existing Urban Footprint for additional land for bulky goods / showrooms
 - further investigate potential residential expansion areas within the existing Urban Footprint to the west and south-west of Nambour.

Discussion

All the proposed local planning directions for the Nambour and Surrounds LPA were supported, to varying degrees, in the feedback received. The proposed planning directions with relatively lower levels of support are discussed further below.

Potential residential expansion areas within the existing Urban Footprint

The proposed planning direction to investigate residential expansion areas within the Urban Footprint received mild support from those providing feedback. For those disagreeing with the proposed direction, reasons provided include impacts on greenspace and the environment, concern about the loss of rural acreage to subdivision and impacts on traffic in the area.

Land to the west and south-west of Nambour (in the vicinity of Henebery Road and Perwillowen Road) is included in the Rural Zone under the current planning scheme and is included within the Urban Footprint of the SEQRP. The zoning and future land use intent for this area will be further considered in the preparation of the new planning scheme, having regard to constraints for urban development including steep land, flooding and biodiversity as well as infrastructure and servicing considerations.

Finer grained detail on the proposed location and extent of zonings, minimum lot sizes and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to this proposed planning direction will help inform more detailed local planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns relating to local character/vegetation protection as well as traffic and servicing issues/constraints.

5.14 Woombye – Palmwoods

Opportunities for further growth and development in the Woombye – Palmwoods LPA are relatively limited, primarily due to physical and environmental constraints including steep and unstable land along ranges, ridgelines and escarpments as well as bushfire and flooding.

Summary of feedback

Preliminary consultation feedback indicates support for all proposed local planning directions for the Woombye – Palmwoods LPA, including:

- **strong support** for the following proposed planning directions relating to local environment and character, and centres and employment:
 - maintain limits on vegetation clearing to preserve habitat and landscape values
 - retain strong inter-urban breaks between Woombye, Palmwoods and Eudlo
 - no or minimal change in maximum allowable building heights
 - retain large urban and rural residential minimum lot sizes
 - provide further guidance to ensure appropriate redevelopment in character areas currently zoned for low-medium density residential development
 - retain compact centres and strong provisions to discourage out of-centre development
- **support** for the following proposed planning directions relating to local character, centres and employment, and population growth and housing:
 - improve design and siting provisions for secondary dwellings and limit dual occupancies
 - review current uses and provisions relating to development fronting the Bruce Highway at Chevallum
 - review centre zone and provisions at Palmwoods to ensure appropriate opportunities are provided for a small supermarket
 - no or minimal change to growth management boundaries

- investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Woombye town centre to provide housing diversity.

Discussion

All proposed local planning directions for the Woombye – Palmwoods LPA were supported, to varying degrees, in feedback received. The proposed planning direction with a relatively lower level of support is discussed further below.

Opportunities for additional low-medium density housing residential development

Opinion was divided in feedback received in relation the proposed planning direction to investigate opportunities for additional low-medium density residential development close to the Woombye town centre (although more survey respondents agreed than disagreed with the proposal).

Reasons provided by those who supported the direction include:

- environmental protection (acknowledging that containing density close to the town centre reduces land fragmentation which was noted to have negative impacts on wildlife)
- provision of affordable housing in the area that is close to public transport.

Those who disagreed with the proposed planning direction were concerned with over-development and increasing density (smaller lot sizes and multiple dwellings) in the LPA. These concerns relate to:

- a sense that infrastructure – roads, footpaths, car parking, community facilities – are not keeping pace with growth
- impacts on the character or “rural charm” of the Woombye town centre.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes is discussed in Section 4 of this report. Opportunities for further growth and development in the Woombye – Palmwoods LPA are relatively limited, primarily due to physical and environmental constraints. Any proposed new infill development opportunities would likely be minimal in extent and include possible areas for additional low-medium density residential development in discrete locations close to Woombye’s town centre. In this LPA, any new areas identified for low-medium density development would generally be expected to accommodate buildings up to two storeys in height.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received will help inform the detailed planning to be undertaken as part of drafting the new planning scheme, including the need to address key concerns raised relating to local character and amenity, and infrastructure and services.

5.15 Mooloolah Valley

Opportunities for further growth and development in the Mooloolah Valley LPA are relatively limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding, native vegetation, and the need to maintain water quality in the Mooloolah River catchment and Ewen Maddock Dam water supply catchment area.

Summary of feedback

Preliminary consultation feedback indicates strong support for most of Council's proposed local planning directions for the Mooloolah Valley LPA, including:

- **strong support** for proposed planning directions relating to local environment and character, and centres and employment, including:
 - maintain water quality in the Mooloolah River and Ewen Maddock Dam catchments
 - maintain limits on vegetation clearing to preserve habitat and landscape values
 - retain strong inter-urban breaks around Mooloolah Township
 - retain large urban and rural residential minimum lot sizes
 - no or minimal change in maximum allowable building heights
 - retain compact centres and strong provisions to discourage out-of-centre development.
- **strong support** for the following proposed planning directions relating to population growth and housing:
 - no or minimal change to growth management boundaries
 - maintain Sippy Creek area within the rural zone and outside the urban growth management boundary.
- **support** for the following proposed planning direction relating to population growth and housing:
 - continue to allow rural residential development within existing zonings at Mooloolah and Glenview.

Preliminary consultation feedback indicates a level of concern in relation to the following proposed planning direction relating to population growth and housing:

- investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Mooloolah town centre to provide housing diversity.

Discussion

All but one of the proposed local planning directions for the Mooloolah Valley LPA were supported, to varying degrees, in feedback received. The planning directions where a lower level of support or a notable level of concern was raised in feedback received are further discussed below.

Opportunities for additional low-medium density residential development

Most survey respondents did not support the proposed planning direction to investigate opportunities for additional low-medium density residential development close to Mooloolah's town centre. Those disagreeing with the proposed direction were concerned about potential impacts on the character of the area and the natural environment, as well as a lack of parking.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes is discussed in Section 4 of this report. The current planning scheme provides opportunities for low-medium density residential development to the south-west of the town centre, on the opposite side of Paget Street / Bray Road Service Lane. Whilst this zoning has been in place for a substantial period of time, it is yet to be taken up (excluding the existing retirement village) and there is capacity within this existing zoning for further infill development.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to this proposed planning direction will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including consideration of the following matters:

- whether there is a need to zone additional land for low-medium density housing in Mooloolah within the life of the new planning scheme in order to provide housing diversity, both locally and in the context of the broader growth management strategy for the region
- concerns raised relating to impacts upon local character and amenity.

Rural residential development within existing zonings

Opinion in the survey was divided on the proposed planning direction to continue to allow rural residential development within existing zonings at Mooloolah and Glenview (although more survey respondents agreed than disagreed with the proposal).

Concern for the natural environment was a top priority for respondents, with a strong majority agreeing with the proposed planning direction to maintain limits on vegetation clearing to preserve habitat and landscape values and it is considered likely that respondents are concerned about the impacts of potential clearing for further rural residential development even where land is already zoned for such uses.

Some reasons provided by those who agreed with the proposed planning direction include a preference for rural residential development over urban residential development to preserve the character of the local area. Others who disagreed would prefer to see no development at all. Submissions also raised the need to ensure that the water quality of Ewan Maddock Dam is protected.

The Mooloolah Valley LPA includes large rural residential areas at Mooloolah and Glenview. The proposed planning direction proposes that these rural residential areas continue to develop within existing zonings (with no further expansion into rural areas). While concerns in relation to further rural residential development are noted, it is not considered necessary or reasonable to back-zone existing areas in the new planning scheme.

The new planning scheme will continue to include overlays to protect ecologically important areas (including native vegetation) and improve ecological connectivity as well as protect water supply catchments.

5.16 Beerwah – Landsborough

The Beerwah – Landsborough LPA includes the Beerwah East Major Development Area (which is yet to be developed), the major tourist attraction of Australia Zoo and substantial poultry farms around Beerwah. There are limited other opportunities for growth due to the need to protect agricultural land and rural activities, and physical constraints including steep and unstable land, and bushfire.

Feedback

Preliminary consultation feedback indicates support for most proposed planning directions for the Beerwah – Landsborough LPA, including:

- **strong support** for planning directions relating to local environment, including:
 - maintain limits on vegetation clearing to preserve habitat and landscape values
- **strong support** for the following planning directions relating to local character:

- retain large urban and rural residential minimum lot sizes
- retain strong inter-urban breaks to retain the separate identity of the towns
- continue to protect Landsborough’s heritage and character
- **support** for the following planning directions relating to centres and employment, and population growth and housing:
 - improve design and siting provisions for secondary dwellings and limit dual occupancies
 - investigate potential land use changes on the eastern side of the centre and railway station at Landsborough, to maximise opportunities associated with the rail upgrade
 - retain compact centres and strong provisions to discourage out-of-centre development
 - review the extent of the centre zone in Landsborough to provide additional land on the western side of the railway
 - include the identified further investigation area south of Beerwah (within the urban footprint) in an urban zone for industrial purposes
 - review the need for and extent of the Specialised centre zone (that provides for showrooms and bulky goods development) in Landsborough (Caloundra Street).

Preliminary consultation feedback indicates a level of concern with the following proposed planning directions relating to population growth and housing:

- investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Landsborough town centre and Beerwah town centre to provide housing diversity
- investigate the possible conversion of some rural residential areas to more intensive residential development.

Discussion

Most of the proposed local planning directions for the Beerwah – Landsborough LPA were supported, to varying degrees, in feedback received. The planning directions where a notable level of concern was raised in feedback received are further discussed below.

Opportunities for additional low-medium density residential development and possible conversion of some rural residential areas to more intensive residential development.

Feedback received indicates a level of concern for additional low-medium density residential development close to the Landsborough and Beerwah town centres (almost 50% of survey respondents disagreed).

Reasons provided by those not supporting the direction include impact on the appeal and character of the area, desire to maintain minimum lots sizes of 800m², loss of character homes and impact on parking in the town centre. Flooding constraints were also noted as a concern by some.

Survey responses suggest that the community wants assurances that low-medium density would not be allowed on blocks that contain character houses.

However, placed in the context of providing housing diversity, nearly all Beerwah-Landsborough deliberative workshop participants thought that some low-medium density close the town centres in Beerwah and Landsborough was seen as acceptable. Feedback received indicates a level of concern in relation to the possible conversion of some rural residential areas to more intensive residential development (with almost two-thirds of survey respondents disagreeing with the proposed direction).

There was a strong desire from those providing feedback to retain the rural township character and larger urban lot sizes.

The benefits of targeted and well-designed urban consolidation is discussed in Section 4 of this report. The Beerwah – Landsborough LPA includes the Beerwah East Major Development Area (which is yet to be developed). There are limited other opportunities for growth due to the need to protect agricultural land and rural activities, the presence of physical constraints including steep and unstable land and bushfire, as well as local heritage and character considerations (particularly in Landsborough).

The current planning scheme already provides opportunities for low-medium and medium density residential development in Beerwah. Much of this potential is yet to be taken up and there is capacity within existing zonings for further infill development. Landsborough also has some capacity in existing zonings.

In this context, any proposed new infill development opportunities, including any areas identified for conversion from rural residential to low density residential, would likely be minimal in extent.

It is recognised that many people are keen to see more detail, particularly in relation to the location of any proposed increases in density or building height. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Feedback received in relation to these proposed planning directions will help inform the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including the need to address key concerns raised relating to:

- minimum lot sizes
- building heights for low-medium density residential proposals
- protection of local character and heritage.

Finer grained detail on the proposed location and extent of zonings, minimum lot sizes and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Beerwah East

Feedback was also provided in relation to the proposed planning direction to continue to plan for Beerwah East Major Development Area (it is noted that this direction was not included in the survey). There is some concern that new greenfield development at Beerwah East may bring poor outcomes, with some respondents providing Aura as an example (in relation to density and lack of space for vegetation between houses). Others providing feedback were more optimistic that Beerwah East offers an opportunity to do things differently from other large scale residential developments.

Concerns raised in relation to the proposed new community of Beerwah East are noted. The area is identified as a Major Development Area under the SEQRP and is within the Urban Footprint. The State Government is the lead agency in relation to future planning for this area. Council will continue to work with relevant State agencies to ensure planning for Beerwah East takes account of local community concerns and desires.

5.17 Glasshouse – Pumicestone

There are limited opportunities for growth within the Glasshouse – Pumicestone LPA due to the need to protect the Regional Inter-urban Break which includes productive agricultural land, forestry resources, major habitats, biodiversity and conservation areas. Other constraints include bushfire and the need to maintain water quality in the Pumicestone Passage and Somerset Dam water supply catchment.

Summary of feedback

Preliminary consultation feedback indicates support for all proposed planning directions for the Glasshouse-Pumicestone LPA, including:

- **strong support** for the following proposed planning directions:
 - protect water quality in the Pumicestone Passage and Somerset Dam water supply catchment
 - protect forestry operations
- **support** for the following proposed planning directions relating to local character, centres and employment, and population growth and housing:
 - retain large urban and rural residential minimum lot sizes
 - no or minimal change in maximum allowable building heights
 - retain strong inter-urban breaks to retain the separate identity of the towns
 - investigate opportunities for specific designation of land for retirement/aged care at Glass House Mountains township (noting over one fifth of survey respondents provided a neutral response)
 - maintain Halls Creek area within the rural zone and outside the urban growth management boundary. Continue to emphasise the environmental/landscape importance of this area
 - include specific provisions for development in the Regional Inter-urban Break which protect the area and leverage opportunities for appropriate nature and rural-based tourism and recreation
 - retain compact centres and strong provisions to discourage out of-centre development (noting almost one third of survey respondents provided a neutral response)
 - no or minimal change to growth management boundaries
 - investigate opportunities for additional low-medium density development such as dual occupancies and townhouses close to the Glass House Mountains town centre.

Discussion

All of the proposed local planning directions for the Glasshouse-Pumicestone LPA were supported, to varying degrees, in feedback received. The directions with relatively lower levels of support are discussed further below.

Additional low-medium density residential development

Opinion was divided about the potential for additional low-medium density residential development close to the Glass House Mountains town centre (although more survey respondents agreed than disagreed with the proposal). Those who supported low-medium density residential development in key locations viewed duplexes and townhouses as an opportunity to offer greater housing choice (providing affordable housing options and greater potential for ageing in place) or an opportunity for infill development to accommodate population growth across the region (reducing the need for expansion into rural/natural areas).

Reasons those who did not support the proposed planning direction for low-medium density residential development around the town centre include:

- an increase in density was not in keeping with the rural character of the town and local area, and desire to retain larger lot sizes
- smaller house lots would result in a lower socio-economic demographic and potentially an increase in crime

- the township does not have the infrastructure nor interconnectivity of transport to cope with increased density
- some saw Halls Creek as the preferred option for accommodating growth.

The benefits of targeted and well-designed urban consolidation and the promotion of mixed use centres and nodes is discussed in Section 4 of this report. There are limited opportunities for growth within this LPA due to the need to protect the Regional Inter-urban Break and other constraints (including bushfire and the need to maintain water quality in the Pumicestone Passage and Somerset Dam water supply catchment). Any proposed new infill development opportunities would be minimal in extent and include possible areas for additional low-medium density residential development in discrete locations close to the town centre at Glass House Mountains. In this LPA, any new areas identified for low-medium density residential development would generally be expected to accommodate buildings up to two storeys in height.

Feedback received will help inform the detailed planning to be undertaken as part of drafting the new planning scheme, including the need to address key concerns raised relating to traffic, servicing and impact on the character of the area.

Finer grained detail on the proposed location and extent of zonings and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process.

Halls Creek / no or minimum changes to growth management boundaries

Opinion was divided in relation to the proposal to maintain Halls Creek within the Rural Zone and within the Regional Inter-urban Break (i.e. do not zone this area for urban uses such as housing estates), with more respondents supportive of the proposal than not. There was also mild support for maintaining existing growth management boundaries. Most of those who did not support the proposed planning direction also disagreed with the proposed direction in relation to Halls Creek.

Most who supported the proposal were keen to maintain a separation between rural/farming hinterland towns and what they consider the urban sprawl of residential development. Accordingly, there was also support for the proposed direction to retain strong intra-urban breaks (i.e. rural land and green space) between towns to retain their separate identity. Most of those in support of the planning direction identified as residing within the LPA.

Those who did not support retaining Halls Creek in the Rural Zone saw development of the Halls Creek Potential Future Growth Area as necessary new land supply to address housing affordability issues. Submissions raised concerns about land supply and housing affordability and urged Council to retain reference to the Halls Creek area as a potential future growth area in the new planning scheme (consistent with its designation under the SEQRP. Most of those opposed to the proposed planning direction identified as residing outside of the LPA. Analysis of survey data indicates that there may have been a coordinated campaign, using standardised responses voicing disagreement.

Halls Creek is identified as a Potential Future Growth Area in the SEQRP. The SEQRP notes *“These areas are not required to accommodate the dwelling supply benchmarks or employment planning baselines of ShapingSEQ. The intent is to protect their future potential, not to promote or support their investigation for urban purposes during the life of ShapingSEQ, unless the Queensland Government’s SEQ Growth Monitoring Program indicates there is an inadequate land supply and the benchmarks or baselines may not be accommodated in the Urban Footprint.”* (SEQRP, pp.49).

Halls Creek remains outside of the SEQRP Urban Footprint and is within the Rural Zone under the current planning scheme. Council continues to advocate that the region’s forecast growth to 2041 can be accommodated within existing urban areas and identified greenfield development areas (including Beerwah East) and that the Halls Creek area should be retained for its landscape and environmental values.

Beerwah East (rather than Halls Creek) is the preferred long-term growth area for the Sunshine Coast given its location and proximity to major road and rail transport infrastructure, including the Direct Sunshine Coast Line (formerly CAMCOS rail corridor). Beerwah East also has less environmental constraints and provides significantly greater employment opportunities. Its development would also contribute to housing diversity and affordability.

Submissions received during consultation seek recognition of the Halls Creek Potential Future Growth Area in the new planning scheme, in line with its designation in the SEQRP. The submissions do not necessarily seek for the land to be included in an urban zone in the new planning scheme.

A Rural Zone is considered appropriate for the area, which is currently located outside of the Urban Footprint. Retaining the land within a Rural Zone will not impact on any future planning for the area.

5.18 Blackall Range – Maleny

There are limited opportunities for growth within the Blackall Range – Maleny LPA due to availability of infrastructure and services, steep and unstable land, bushfire, the need to protect productive agricultural land and major habitat, biodiversity and conservation areas as well as the need to maintain water quality in the Mary River catchment and Baroon Pocket Dam water supply catchment.

Summary of feedback

Preliminary consultation feedback indicates strong support for all proposed planning directions for the Blackall Range – Maleny LPA, including:

- protect water quality in the Lake Baroon and Mary River catchments
- maintain limits on vegetation clearing to preserve habitat and landscape values
- no or minimal change to growth management boundaries
- no or minimal change in maximum allowable building heights
- retain “iconic provisions” and investigate extending these to other areas of the escarpment (e.g. Mountain View Road, Maleny)
- retain large urban and rural residential minimum lot sizes
- ensure tourism development is having appropriate regard to the maintenance of local rural and residential amenity and is appropriately located and serviced
- retain compact centres and strong provisions to discourage out-of-centre development
- review provisions relating to the establishment of service stations within centres.

Discussion

All the proposed local planning directions for the Blackall Range – Maleny LPA were strongly supported in feedback received.

5.19 Mary Valley – Kenilworth

There are limited opportunities for growth within the Mary Valley – Kenilworth LPA due to flooding, the need to protect productive agricultural land and major habitat, biodiversity and conservation areas, the need to maintain water quality in the Mary River catchment and distance to major centres and services.

Summary of feedback

Preliminary consultation feedback indicates support for all proposed planning directions for the Mary Valley – Kenilworth LPA, including:

- **strong support** for the following proposed planning directions relating to local environment and character, and centres and employment:
 - maintain water quality in the Mary River catchment
 - maintain limits on vegetation clearing to preserve habitat and landscape values
 - maintain the traditional main street and heritage character of Kenilworth
 - retain large urban and rural residential minimum lot sizes
 - no or minimal change in maximum allowable building heights
 - continue to promote the rural production and scenic values of the area
 - ensure tourism development is having appropriate regard to the maintenance of local rural and residential amenity and is appropriately located and serviced
- **support** for the following proposed planning directions relating to local environment and character, and centres and employment:
 - no or minimal change to growth management boundaries.

Discussion

Preliminary consultation feedback indicates there is support for all of Council's proposed local planning directions for the Mary Valley – Kenilworth LPA.

5.20 Summary and next steps

Preliminary consultation feedback on the *Sunshine Coast Land Use Planning Proposal 2041* indicates support, to varying degrees, for most of the proposed local planning directions for each of the 18 proposed LPAs. The strongest support was received for proposed local planning directions relating to protecting the environment and local character, which is consistent with feedback received in relation to the proposed regional planning directions.

Opinions varied greatest in relation to where future population growth and new housing development should be directed to within each of the proposed local plan areas. In particular, there was a notable level of concern in feedback received in relation to:

- potential increases in density or height along key transport corridors and in nodes within the coastal corridor in the following LPAs:
 - Kawana Waters
 - Mooloolaba – Alexandra Headland
- possible areas for additional low-medium density residential development in the following LPAs:
 - Beerwah – Landsborough
 - Coolum – Peregian
 - Mooloolaba – Alexandra Headland
 - Mooloolah Valley
 - North Shore.

- possible conversion of Rural or Rural Residential Zoned land within the Urban Footprint to urban residential in the following LPAs:
 - Beerwah – Landsborough
 - Bli Bli – Maroochy River Plains
- the following site specific local planning directions for the North Shore LPA:
 - review future use/zoning of Surfing World site and adjoining vacant land to the west for possible tourist or aged care accommodation uses
 - investigate opportunities to extend the existing Tourist Accommodation Zone at Marcoola and Mudjimba.

The concerns raised are acknowledged and are not unexpected for a region and community facing the challenges and opportunities of a growing population and a recent period of significant growth and change.

The proposed local planning directions outline a planning intent for each LPA that aligns with the proposed regional planning directions for the new planning scheme. They aim to deliver a balanced approach to sustainable growth, based on best practice planning principles and considering the needs and interests of each local area as well as the broader Sunshine Coast community into the future.

It is recognised that many people are keen to see more detail at the local level, particularly in relation to the location of any proposed increases in density or building height. Finer grain detail on the proposed location and extent of zonings, height limits and other provisions has yet to be determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process. The outcomes of the preliminary consultation will help guide and inform this detail.

It is considered that the local planning directions remain appropriate for providing the overarching policy direction to guide and inform the drafting phase of the new planning scheme and, in particular, the local area provisions. This is on the basis that:

- feedback indicated overall support for the proposed regional planning directions and, in particular, those relating to shaping sustainable growth, which the local planning directions seek to implement at a more localised level
- feedback indicated overall support for most of the proposed local planning directions
- feedback received in relation to the proposed local planning directions will be further considered in the detailed drafting phase for the new planning scheme, with particular attention to addressing key concerns raised in relation to potential increases in height and density, including:
 - preserving local character
 - the importance of good design outcomes
 - impacts of changes in height and density
 - provision and timing of infrastructure and services (including open space, connections from the river and lake to the beach, transport, community facilities).

The following next steps detailing how preliminary consultation feedback will inform the drafting phase for the new planning scheme are provided.

Next steps:

- 1. Proceed with drafting the new planning scheme in line with the proposed local planning directions outlined in the *Sunshine Coast Land Use Planning Proposal 2041*, subject to further detailed and careful consideration being given to the comments and concerns raised in relation to the following proposed directions:**
 - a) focus increases in density or height along key transport corridors and in nodes within the coastal corridor, particularly in the following local plan areas:**
 - Kawana Waters
 - Mooloolaba – Alexandra Headland
 - b) investigate possible areas for additional low-medium density residential development, particularly in the following local plan areas:**
 - Beerwah – Landsborough
 - Coolum – Peregian
 - Mooloolaba – Alexandra Headland
 - Mooloolah Valley
 - North Shore
 - c) investigate possible conversion of Rural or Rural Residential Zoned land within the Urban Footprint to urban residential, particularly in the following local plan areas:**
 - Beerwah – Landsborough
 - Bli Bli – Maroochy River Plains
 - d) investigate the following site specific opportunities in the North Shore Local Plan Area:**
 - future use/zoning of Surfing World site and adjoining vacant land to the west for possible tourist or aged care accommodation uses
 - opportunities to extend the existing Tourist Accommodation Zone at Marcoola and Mudjimba.
- 2. Further consider all local planning directions feedback received in the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including:**
 - zone mapping
 - height of buildings and structures overlay mapping
 - customised local plan area code provisions for each of the 18 local plan areas.

6 Local plan area boundaries

Overview

Eighteen (18) new local plan areas (LPAs) are proposed in the new planning scheme. The proposed LPAs cover the whole of the Sunshine Coast, inclusive of rural areas and non-urban areas, and allow for towns and villages to be considered in their broader setting and context. This approach is different to the current planning scheme, which mainly includes local plans for urban areas and rural township areas only.

To assist with navigability and enable more intuitive use by the community, the boundaries of the proposed LPAs have generally been defined by groupings of gazetted locality/suburb boundaries and, in some instances, major roads or other physical features. Localities are generally wholly contained within proposed LPA boundaries; however, in some instances, splitting a locality has

provided the most logical outcome from a land use planning or development regulation perspective.

Summary of feedback

The community was asked to provide feedback on the proposed boundaries for each of the proposed LPAs. Preliminary consultation feedback specifically on the proposed LPA boundaries was relatively limited in comparison to the volume of feedback on other matters, and comprised the following:

- 19 written submissions
- 8 comments in online surveys
- 6 comments on the online interactive map (the majority of which did not relate to LPA boundaries specifically, but other local/site specific matters)
- a handful of comments at drop-in information sessions.

Recurrent themes related to:

- various changes to the boundaries of the proposed Blackall Range – Maleny LPA, generally to further extend the LPA to cover additional areas. A limited number of submitters also sought to exclude Maleny township from the LPA
- requests to include part of the Maroochy River floodplain and adjacent lands within the proposed Coolum – Peregian LPA, rather than the proposed Bli Bli – Maroochy River Plains LPA
- requests to amend the eastern boundary of the proposed Yandina – Maroochy River Valley LPA at Maroochy River to follow topographical features from the Yandina-Coolum Road/Valdora Road intersection to Dunethin Rock and through Parklands Conservation Park
- a small number of individual and site-specific requests.

A number of submitters also expressed specific support for the proposal to include LPAs in the planning scheme, and for these LPAs to cover the whole of the region.

The engagement findings in relation to the local plan area boundaries are further detailed in the Preliminary Consultation Program – Final Consultation Report.

Discussion and next steps

Preliminary consultation feedback indicates that there is support for Council's proposal to:

- customise planning for local areas to make sure the new planning scheme is not one-size-fits all
- include the whole of the Sunshine Coast, inclusive of rural areas and non-urban areas, within one of eighteen (18) proposed new LPAs.

There was a relatively low volume of feedback received in relation to the proposed LPA boundaries themselves, suggesting a reasonably high degree of satisfaction with the proposed boundaries.

Recurrent themes within the feedback related particularly to the proposed boundaries for the Blackall Range – Maleny LPA, the proposal to include all of the Blue Heart within the Bli-Bli Maroochy River Plains LPA and, to a lesser extent, comments on the proposed boundaries of the Yandina – Maroochy River Valley LPA.

Given the relatively low volume of feedback on the proposed local plan area boundaries themselves, the proposed changes have been considered as part of this Issues Consideration and Next Steps report. A summary of the feedback received, and changes made, is provided below.

Blackall Range – Maleny

The majority of feedback received on the proposed LPA boundaries related to the proposed Blackall Range – Maleny LPA. This feedback was generally requesting extensions to the proposed LPA boundary to cover parts of adjacent localities where these areas were seen as being part of the escarpment or otherwise having a relationship with the villages and townships of the Range. A limited number of respondents also sought to exclude Maleny Township from the LPA.

To assist navigability and usability, it is preferable to delineate the LPAs based on whole suburbs and/or otherwise defined boundaries such as catchment boundaries or roads. It should also be noted that being in a specific LPA does not necessarily afford any more or less protection to the escarpment areas, which will still be covered by overlays relating to slope, biodiversity and scenic amenity.

Whilst many of the requests have some merit, most are not considered to warrant a departure from the overall rationale for the delineation of LPA boundaries. Exceptions relate to requests to include Booroobin, Crohamhurst, the northern sections of Peachester (north of Peachester Road and the South East Queensland Regional Plan 2017 (SEQRP) Rural Living Area boundary) and western parts of Mount Mellum (west of Mount Mellum Road) in the Blackall Range – Maleny LPA. This is considered desirable to more fully support the strategic importance of Council's 'Mountain View' major greenspace area which is in this vicinity.

With respect to Maleny township, it is noted that the villages of Mapleton, Montville and Flaxton are included in the Blackall Range LPA under the current planning scheme, with Maleny included within a separate LPA. The new planning scheme offers an opportunity to rationalise the number of LPAs (the current planning scheme includes 27 LPAs, and 18 LPAs are proposed under the new planning scheme). This will improve usability and regulatory efficiency of the planning scheme, whilst still ensuring all necessary local planning requirements and locally relevant provisions are retained for specific places.

The proposed boundaries for the Blackall Range – Maleny LPA more fully incorporate the extent of the Blackall Range (of which only a small part is currently covered). The proposed inclusion of Maleny within the LPA reinforces the township as the main centre servicing the Blackall Range and Maleny Plateau and is consistent with the rationale to retain towns and villages within their landscape setting, which contributes strongly to their character.

It is intended that particular townships and villages will continue to have their own detailed LPA map insets and provisions within the associated local plan code, and the approach does not propose a watering down or standardisation of provisions required to retain the unique characteristics of particular places within the larger LPAs.

The Blue Heart

Although it is recognised that the proposed Coolum – Peregrine LPA shares a spatial connection with this area, the proposal to retain the "Blue Heart" within a single LPA and within the broader Maroochy River floodplain is considered important to reflect its strategic significance and ensure specific land use provisions for the area are not split across LPAs.

The proposed boundaries of the Coolum – Peregrine LPA also reflect the predominantly coastal urban character of this area, as opposed to the predominantly rural character of the LPAs to the west. It should also be noted that being in a specific LPA does not necessarily afford any more or less protection to the floodplain areas.

Yandina – Maroochy River Valley

Respondents suggested that the eastern boundary of this proposed LPA at Maroochy River should be topographical, extending south from the Yandina-Coolum/Valdora Road intersection across the river to Dunethin Rock and then following the highlands through the Parklands Conservation Park.

It is acknowledged that this area has a closer relationship generally with Yandina. The area is also not within the Blue Heart. For ease of navigability, it is preferable to base the LPA boundaries on locality boundaries, major roads or otherwise clearly recognisable features.

As such, it is considered that the boundaries of the proposed LPAs in this location should be amended to include:

- the whole of the Parklands locality within the proposed Nambour and Surrounds LPA (currently, the Parklands Conservation Park is included within the proposed Bli Bli – Maroochy River Plains LPA)
- that part of the Maroochy River locality west of the SEQRP Rural Living Area extent, Pearce Drive/Lake Dunethin Road and the intersection of Yandina – Coolum Road and Valdora Road, within the proposed Yandina – Maroochy River Valley LPA rather than the proposed Bli Bli – Maroochy River Plains LPA.

Other individual and site-specific requests

No changes to the proposed LPA boundaries are proposed in relation to the other individual and site-specific requests received via preliminary consultation feedback. That being said, there is opportunity to review and refine the proposed LPA boundaries as part of the more detailed planning undertaken during the drafting phase for the new planning scheme. It is also noted that the community will have further opportunity to provide feedback in relation to the proposed LPA boundaries during formal public consultation on the draft new planning scheme.

The following next steps detailing how preliminary consultation feedback will inform the drafting phase for the new planning scheme are provided.

Next steps:

- 1. Revise the proposed local plan area boundaries for the new planning scheme as shown in the *Preliminary Draft Local Plan Areas* map dated 16 June 2022 at Attachment A and as detailed below:**
 - a) include Boorobin, Crohamhurst, the northern sections of Peachester (north of Peachester Road and the SEQRP Rural Living Area boundary) and western parts of Mount Mellum (west of Mount Mellum Road) in the proposed Blackall Range – Maleny LPA**
 - b) include the whole of the Parklands locality in the proposed Nambour and Surrounds LPA (currently the Parklands Conservation Park is included within the Bli Bli – Maroochy River Plains LPA)**
 - c) include that part of the Maroochy River locality west of the SEQRP Rural Living Area extent, Pearce Drive/Lake Dunethin Road and the intersection of Yandina Coolum Road and Valdora Road, within the proposed Yandina – Maroochy River Valley LPA.**

7 Hot planning topics

The following ten region-wide “hot planning topics” were included as part of the preliminary consultation for the new planning scheme:

- Affordable living and housing affordability
- Car parking
- Carports
- Climate Change

- Design of multiple dwellings
- Dual occupancy and secondary dwelling
- Service stations
- Short-term accommodation
- Supply and use of industrial land
- Uses in rural areas.

These topics were informed by the operation of the current planning scheme, community feedback and emerging issues. Each topic area outlined the planning issues associated with that topic and, broadly, what Council is proposing to do in the new planning scheme to respond to these issues.

The community was invited to provide feedback on the hot planning topics via an online survey. Feedback on the hot planning topics was also provided at information sessions, workshops and in written submissions.

The below sub-sections of the report provide a summary and discussion of the key issues raised in preliminary consultation feedback on each hot planning topic. The engagement findings in relation to each hot planning topic are further detailed in the Preliminary Consultation Program – Final Consultation Report.

7.1 Affordable living and housing affordability

Overview

In relation to the **Affordable living and housing affordability** hot planning topic, the consultation material sought community feedback on a proposal to consider the following provisions in the new planning scheme:

- *incorporate the key directions of the Environment and Liveability Strategy 2017 and the Sunshine Coast Community Strategy 2019-2041*
- *consider and respond to the findings of a Housing Needs Assessment*
- *ensure a sufficient supply of land is zoned and allocated for different types of residential development having regard to population projections, housing needs assessment and land constraints analysis*
- *support/encourage a variety of housing types and affordable living options throughout the Sunshine Coast that meet the varied and changing needs and lifestyle of the community. Such housing should particularly be focused in areas with convenient access to centres, public transport, employment, community facilities and open space*
- *consider introducing a new zone, the Low-medium Density Residential Zone, to promote more housing diversity in suitable locations previously reserved for single detached housing.*
- *investigate potential for key Council-owned sites to accommodate affordable/community housing projects*
- *investigate ways of directly incentivising development of affordable/community housing projects.*

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Affordable living and housing affordability** hot planning topic, the following key issues have been identified:

- need for affordable housing to be integrated into communities, rather than creating isolated pockets of social housing and not all be focused in greenfield areas
- need to ensure that a sufficient supply of land for affordable housing does not come at a cost to the environment and a loss of rural production land

- a desire to ensure that social housing matches the amenity of the area and is located close to transport and other services
- support to introduce low-medium density residential offerings with a percentage of development allocated for affordable housing
- reconsider regulations on rooming accommodation (Noosa Council often cited as an example of good practice in this area)
- tiny houses, group housing communities, dual occupancy on rural lots and subdivision of rural lots for family members, provided these did not negatively impact on the amenity of surrounding residences
- short-term accommodation as a key contributor to the issue by reducing the number of rental properties available at a reasonable cost.

Discussion

It is considered that the issues raised by respondents in relation to the **Affordable living and housing affordability** hot planning topic are broadly addressed in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material.

However, it is noted that key feedback seeks a review of the planning scheme provisions to include a focus on the location and proximity of affordable housing to public transport and services, its integration into communities, a need to protect amenity and the environment, the design and diversity of housing to suit all income levels and household types.

This feedback is consistent with the proposed planning directions for the new planning scheme, for example, as outlined in the **Shaping sustainable growth** proposed regional planning direction - *a diversity of housing options is encouraged to better match housing needs and assist affordable living*.

This feedback also points to the proposed vision for **Connected people and places** and proposed regional planning directions - *People can move around easily and are experiencing the benefits of more diverse housing focussed around high frequency public transport corridors*.

In addition, this feedback aligns with Council's *Integrated Transport Strategy*, which recognises one of the benefits of investment in transport infrastructure includes increased accessibility to more affordable living.

The feedback provided also relates to the matters raised as part of the proposed review of **Short-Term Accommodation** hot planning topic. The **Short-Term Accommodation** hot planning topic acknowledges there are issues for affordable living because of limited rental properties and competition for tourist accommodation.

In drafting the new planning scheme, additional consideration should be given to the regulatory approach for rooming accommodation.

7.2 Car parking

Overview

In relation to the **Car parking** hot planning topic, the consultation material sought community feedback on a proposal to review the following provisions in the new planning scheme:

- *where relevant, incorporate the key directions of the Sunshine Coast Integrated Transport Strategy and the Sunshine Coast Parking Management Plan (September 2017)*
- *review provisions in the new planning scheme to:*
 - *ensure car parking provision for new development matches the land use type and characteristics of the location (e.g. proximity to public transport)*
 - *address narrow streets (for new developments).*

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Car parking** hot planning topic, the following key issues have been identified:

- new developments do not include sufficient parking on-site which is then driving demand for on-street parking, with consequent negative impacts on locals and visitors
- narrow streets in new estates which, when used on both sides for parking, creates bottlenecks and safety risks
- maintaining free on-street parking
- improving public transport provision to reduce reliance on private vehicles
- maintaining high parking provision rates while public transport utilisation remains low
- exploring the possibility for multi-storey or large single storey car parks in appropriate locations
- residential streets surrounding business uses (i.e. shopping centres) experiencing impacts due to an inadequate supply of on-site car parking.

Discussion

It is considered that the issues raised by respondents in relation to the **Car parking** hot planning topic are broadly addressed in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material. It is also noted that some of the issues raised are outside the regulatory control of the planning scheme, for example, the provision of free on-street parking.

7.3 Carports

Overview

In relation to the **Carports** hot planning topic, the consultation material sought community feedback on a proposal to review the provisions in the new planning scheme with respect to the design and siting of carports in residential areas.

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Carports** hot planning topic, the following key issues have been identified:

- design of carports to not impact upon existing streetscapes or vegetation
- reconsider the 6-metre street frontage setback requirement
- make the guidelines and application process clearer and more consistent
- carports do not negatively impact on the streetscape or ambience of the local area.

Discussion

There was broad community support for the proposal to review the design and siting of carports in the new planning scheme. However, the feedback also identified a need to make the guidelines and application process for carports clearer and more consistent.

7.4 Climate change

Overview

In relation to the **Climate change** hot planning topic, the consultation material sought community feedback on a proposal to review the following provisions in the new planning scheme:

- *the key directions of Council's Environment and Liveability Strategy 2017, Coastal Hazard Adaptation Strategy (May 2021) and the Sunshine Coast Design Book*

- *the latest natural hazard mapping that considers the predicted impacts of climate change*
- *the State Planning Policy (SPP) requirements with respect to climate change*
- *recent planning for the Blue Heart Sunshine Coast and other major undeveloped floodplain and greenspace areas that also represent key elements of a long-term strategy to mitigate the predicted impacts of climate change.*

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Climate change** hot planning topic, the following key issues have been identified:

- avoid further development on floodplains and coastal areas prone to erosion to ensure better protection from, and resilience to, future extreme weather events
- support for adoption of better design principles, both built form and landscaping, including support for solar panels, water tanks, water recycling systems, design principles that facilitate passive cooling and lighter shaded roofs, greener streetscapes and greenery on or surrounding new buildings to act as heat sinks
- desire to see Council focus on electric vehicles and renewable energy sources
- significant support for Council's declaration of a climate emergency and a desire to see planning for climate change – resilience, adaption and mitigation – integrated into all Council business, not just the new planning scheme.

Discussion

Climate change was the most commented on hot planning topic. Improving our region's resilience to climate change was also one of the top five planning priorities nominated by regional survey respondents and the proposed regional planning direction stating that the Sunshine Coast built environment should be resilient to natural hazards and climate change was well supported in feedback received.

It is considered that the issues raised by respondents in relation to the **Climate change** hot planning topic are broadly addressed in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material.

However, the feedback also indicates a need to specifically recognise Council's support for the transition to electric vehicles in the new planning scheme. In particular, the feedback received supports a focus on electric vehicles and renewable energy sources as a means of reducing emissions and carbon offsetting as a means to address climate change. This feedback aligns with the proposed planning directions for the new planning scheme (as outlined in the **Connected people and places** proposed regional planning direction – *allowance is made for emerging transport technologies*). Further, Council's Integrated Transport Strategy policy directions support the transition to electric vehicles.

In drafting the new planning scheme, additional consideration should be given to the relevant actions of the Integrated Transport Strategy, which specifically includes an action to revise the planning scheme as required to support the transition to electric vehicles.

7.5 Design of multiple dwellings

Overview

In relation to the **Design of multiple dwellings** hot planning topic, the consultation material sought community feedback on a proposal to review the following provisions in the new planning scheme:

- *improve and strengthen (where appropriate) design and siting outcomes in relation to bulk, scale, amenity, landscaping and subtropical design outcomes*

- *investigate ways to directly incentivise development of multiple dwellings that epitomise good Sunshine Coast design and incorporate high levels of sustainability.*

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Design of multiple dwellings** hot planning topic, the following key issues have been identified:

- developments should adopt good design principles – sustainable, appropriate to the local climate and provide for sufficient green space through setbacks and site coverage regulations and appropriate landscaping – so the amenity of the area, and neighbouring properties are not negatively impacted
- strengthening design and siting outcomes and incentivising good design are supported by the community to achieve better development outcomes
- sufficient on-site parking is provided and that infrastructure in the area – roads, footpaths, drainage, parks – is upgraded to accommodate the increased density.

Discussion

It is considered that the issues raised by respondents in relation to the **Design of Multiple Dwellings** hot planning topic are adequately addressed in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material.

However, the feedback raised specific issues regarding the need for sufficient on-site parking and upgrades to local infrastructure networks (for example, roads, footpaths, drainage, parks) to accommodate increased density. On-site car parking rates for multiple dwellings has also been identified as an issue in the **Car Parking** hot planning topic. In drafting the new planning scheme, additional consideration should be given to the need for external infrastructure – roads, footpaths, drainage, parks – to accommodate the increased density associated with multiple dwellings.

7.6 Dual occupancy and secondary dwelling

Overview

In relation to the **Dual Occupancy and secondary dwelling** hot planning topic, the consultation material sought community feedback on a proposal to review the provisions in the new planning scheme with respect to design and siting requirements for these uses.

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Dual Occupancy and secondary dwelling** hot planning topic, the following key issues have been identified:

- these types of uses can help to address housing affordability issues, provided they do not negatively impact the amenity of the existing area and that the design is sympathetic to the existing streetscape or local area
- dual occupancies can enable multiple members of a family to co-locate on a property
- need to retain a minimum lot size for dual occupancies
- change the name from “secondary dwelling” to “granny flat”
- reconsider the current requirement that a secondary dwelling is sited no more than 20 metres from the primary dwelling
- a number of survey respondents were of the opinion that the maximum square meterage requirements for secondary dwellings were too small
- some support for greater allowances of dual occupancies and secondary dwellings

- importance of ensuring that these uses are sympathetic to the area and that sufficient infrastructure, particularly car parking (including for caravans, boats, trailers etc), is provided for these developments and issues such as stormwater are mitigated.

Discussion

It is considered that issues raised by respondents in relation to the **Dual occupancy and secondary dwelling** hot planning topic are adequately addressed in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material.

Overall, the responses provided align with the proposed planning directions for the new planning scheme (as outlined in the **Shaping sustainable growth** proposed regional planning direction - protecting and enhancing the Sunshine Coast lifestyle, character and natural environment, and encouraging a diversity of housing options to better match housing needs and assist affordable living).

7.7 Service stations

Overview

In relation to the **Service stations** hot planning topic, the consultation material sought community feedback on a proposal to review the provisions in the new planning scheme, with particular emphasis on applicable levels of assessment, locational criteria, design in sensitive settings and response to emerging technology.

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Service stations** hot planning topic, the following key issues have been identified:

- views on service stations were mixed
- appropriate consideration needs to be given to the location and design of service stations and their associated amenity impacts
- a smaller group of respondents were opposed to the provision of additional service stations
- importance of locating service stations away from residential areas and vulnerable environment or community facilities such as schools (significant concern was raised over a recent development of a service station near a school in Maleny)
- desire to ensure that service stations incorporate facilities for charging electric vehicles.

Discussion

It is considered that issues raised by respondents in relation to the **Service stations** hot planning topic are adequately addressed in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material.

7.8 Short-term accommodation

Overview

In relation to the **Short-term accommodation** hot planning topic, the consultation material sought community feedback on a proposal to review the provisions in the new planning scheme to:

- *make clearer the regulation of short-term accommodation uses in residential areas*
- *monitor approaches taken by other local governments to understand whether these measures are effective and may be a suitable fit for the Sunshine Coast*
- *continue to advocate and engage with the Queensland government regarding a consistent state-wide approach to the regulation of short-term letting.*

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Short-term accommodation** hot planning topic, the following key issues have been identified:

- clear support for the review of the provisions in the new planning scheme to make clearer the regulation of short-term accommodation uses in residential areas
- ensuring access to a 24-hour site manager
- restricting the proportion of properties which can be used as short-term accommodation in residential areas
- greater consideration of the impacts on neighbours through noise and light pollution, on-street parking and housing availability/affordability
- greater incentives to homeowners to encourage them to use their properties as long-term rentals and greater penalties for the owners and/or operators of short-term accommodation properties which are having a negative impact on adjoining residents.

Discussion

It is considered that issues raised by respondents in relation to the **Short-Term Accommodation** hot planning topic are adequately addressed in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material.

However, the feedback emphasised matters including incentives to maintain properties as long-term rentals. It is recommended that these issues are raised as part of the ongoing advocacy and engagement with the Queensland government regarding a consistent state-wide approach to the regulation of short-term letting.

7.9 Supply and use of industrial land

Overview

In relation to the **Supply and use of industrial land** hot planning topic, the consultation material sought community feedback on a proposal to review the provisions in the new planning scheme to:

- *identify major new areas of industrial land at Beerwah and Beerwah East*
- *investigate other potential areas appropriate to be zoned for industry purposes*
- *ensure the protection of most existing industry zoned land for industrial uses*
- *investigate options to enable limited indoor sport and recreation uses within certain industry zones*
- *reconsider applicable levels of assessment and provisions for proposed caretaker dwellings in industry zones*
- *address new and emerging industries, such as micro-breweries*
- *review industry zones and industry use definition thresholds to make clearer and simpler.*
- *undertake a further review of industrial land needs on the Sunshine Coast and ensure sufficient land is identified to meet these needs.*

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Supply and use of industrial land** hot planning topic, the following key issues have been identified:

- ensure adequate supply of industrial land to support the local economy of the Sunshine Coast
- desire to ensure industrial land is available in the appropriate areas with landscaped buffers between industrial developments and residential developments.

Discussion

It is considered that issues raised by respondents in relation to the **Supply and use of industrial land** hot planning topic are adequately addressed in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material.

In drafting the new planning scheme, additional consideration should be given to ensuring appropriate buffers and separation distances between industrial developments and residential developments.

7.10 Uses in rural areas

Overview

In relation to the **Uses in rural areas** hot planning topic, the consultation material sought community feedback on a proposal to review the provisions in the new planning scheme to:

- *identify and protect valuable farming land and rural activities from land use conflicts*
- *allow for an appropriate range of value adding rural enterprises, rural and nature-based tourism, and non-rural activities in rural areas that support the Sunshine Coast economy, while protecting the rural function, amenity and character of these areas.*

Summary of feedback

Having regard to the preliminary consultation feedback relating to the **Uses in rural areas** hot planning topic, the following key issues have been identified:

- the need to preserve the natural environment and restrict further development of floodplains
- identify and protect productive agricultural land which (was also linked to climate change as this land can capture carbon but also provide food security for the local area in the face of the changing global climate)
- allow appropriate value-adding enterprises and activities in rural areas, in particular eco-tourism. Suggestions included cabins with a “light touch” on the natural environment, that can support the local economy while preserving the distinct environment needed for eco-tourism. The concept of ‘cabins’ was often linked with the topics of short-term accommodation and additional dwellings where they would be provided on a rural property (e.g. in the form of farm stay)
- a handful of respondents were concerned about people buying large blocks of land in order to operate their business from their rural living property. Glenview was nominated by some as an area of concern for this trend.

Discussion

It is considered that issues raised by respondents in relation to the **Uses in rural areas** hot planning topic are adequately addressed in the in the proposed review of planning scheme provisions, as detailed in the preliminary consultation material.

However, the feedback emphasised the need to preserve the natural environment and restrict further development of floodplains. Furthermore, reasoning was provided to protect farming land associated with climate change, specifically carbon capture and food security. In drafting the new planning scheme, additional consideration should be given to:

- protection of rural and agricultural land for its capacity to respond to natural hazards including flooding and bushfire
- protection of rural and agricultural land for the purposes of carbon capture and regional food security
- the nature and scale of home-based businesses operating from residential properties in rural areas.

7.11 Summary and next steps

Most feedback was supportive of what Council proposed to do in the new planning scheme to address the hot planning topics and many respondents offered further suggestions for Council to consider. The following next steps detailing how preliminary consultation feedback will inform the drafting phase for the new planning scheme are provided.

Next steps:

- 1. Address the proposals as outlined in the hot planning topics consultation material in the detailed planning undertaken as part of the drafting phase for the new planning scheme.**
- 2. Further consider all preliminary consultation feedback received in relation to each hot planning topic to help inform the drafting of the new planning scheme, including:**
 - Strategic framework**
 - Local plan area code provisions**
 - Development codes.**

8 Consideration of other feedback received

Overview

A considerable volume of preliminary consultation feedback received relates to more detailed planning matters (i.e. not directly responding to the proposed regional and local planning directions).

This detail was provided primarily via written submissions but also within verbatim survey responses, particularly via the local planning directions surveys. These matters of detail are typically related to:

- detailed local area planning considerations
- site-specific requests for zoning changes and requests for further subdivision potential (both within and outside the Urban Footprint)
- site-specific requests for changes to maximum allowable building heights
- detailed drafting comments and suggestions, including in relation to code provisions, levels of assessment and local area provisions
- suggestions in relation to how constraints are dealt with by the planning scheme (including overlay provisions and mapping).

In addition, some preliminary feedback received (for example at drop-in information sessions, enquiries, submissions) is beyond the scope of the New Planning Scheme Project (including matters related to state-controlled infrastructure, compliance matters, maintenance of roads, parks). Where appropriate, this feedback and/or request for assistance has been forwarded to the relevant Council section for consideration.

The engagement findings in relation to other feedback received, including local planning desires, site specific requests and detailed planning scheme matters are further detailed in the Preliminary Consultation Program – Final Consultation Report dated June 2022.

Discussion and next steps

The main purpose of the preliminary consultation phase of the New Planning Scheme Project was to test and confirm proposed region-wide planning directions and gather input and feedback on proposed local planning directions (as outlined in the *Sunshine Coast Land Use Planning Proposal 2041*) prior to drafting the detailed content of the new planning scheme.

The region-wide and local planning directions do not generally encompass site-specific proposals, such as zoning or subdivision opportunities, as this level of detail has not been resolved at this preliminary phase of the project. Written submissions were not actively promoted as part of the preliminary consultation phase; however, Council received and accepted 375 written submissions.

Of the 375 written submissions received, 114 of those were site-specific requests. These requests included zoning changes and subdivision proposals for individual properties. There were 8 proposals requesting urban expansion outside of the Urban Footprint; specifically, subdivision of land within the Rural Zone of the current planning scheme. With respect to urban expansion outside the Urban Footprint, Council continues to advocate that the region's forecast growth to 2041 can be accommodated within the existing Urban Footprint and that rural areas should be retained for their landscape, rural production and environmental values.

Site-specific requests within the Urban Footprint included zoning changes, overlay changes and increases in building heights for individual properties. Of those submissions, 97 requested changes to zoning, 43 requested a change to current building height limits, and 5 requested changes to overlays. The planning merit of these requests will require further investigation, including consideration of any physical and environmental constraints.

In addition to site-specific requests, 53 written submissions included feedback related to the operation, structure and detailed provisions of the planning scheme. These submissions included comments and suggestions on matters of detail, including levels of assessment, code provisions, definitions and infrastructure charges.

The following next steps detailing how preliminary consultation feedback will inform the drafting phase for the new planning scheme are provided.

Next steps:

- 1. Consider all matters of detail contained in the preliminary consultation feedback related to the operation, structure and detailed content of the planning scheme, as well as local area planning matters and site-specific zoning, overlay and building height change requests, in the drafting phase for the new planning scheme.**

9 Summary of next steps

The Preliminary Consultation Program for the New Sunshine Coast Planning Scheme Project sought to confirm community sentiment on proposed regional planning directions for the new planning scheme, gain feedback on proposed new local plan area (LPA) boundaries, gather input and feedback on proposed local planning directions and seek feedback on a range of hot planning topics. Feedback received during preliminary consultation will help inform the detailed drafting phase for the new Sunshine Coast planning scheme.

Community input provided by the Preliminary Consultation Program provides a solid basis for Council to move forward with the drafting of the new planning scheme. The engagement identified levels of support for proposed planning directions at both a regional and local level. It revealed there was high levels of agreement with most proposed planning directions and consultation feedback mechanisms successfully captured views and opinions around the proposed directions where there was less consensus. The engagement also gathered ideas and input for consideration in local area planning.

This report also explains how preliminary consultation feedback will inform the preparation of the new planning scheme, including the proposed:

- regional and local planning directions
- boundaries of the 18 proposed LPAs
- response to the 10 hot planning topics.

In consideration of preliminary consultation feedback, it is important to note that there was a large volume of feedback received relating to matters of detail, particularly in the form of written submissions and survey responses. This included local planning matters, site-specific requests and detailed drafting suggestions on the structure and content of the new planning scheme.

Responding individually to the volume of detailed feedback has not been practicable. All regional and local input will be fully considered as part of the detailed drafting phase for the new planning scheme.

Regional planning directions

Preliminary consultation feedback on the *Sunshine Coast Land Use Planning Proposal 2041* was supportive of Council's proposed vision regional planning directions for sustainable growth management for the region to 2041.

The strongest support was received for themes relating to the environment, resilience to natural hazards and climate change, retaining the distinctive character of the Sunshine Coast and preservation of open space and green areas.

The top five planning priorities nominated by regional survey respondents were:

- protecting the natural environment and green spaces
- maintaining building heights within set limits
- improving our region's resilience to climate change
- retaining local character
- providing parks and open space.

The consultation identified a desire for Council to robustly guide good development. There is of course a variety of views as to how this is achieved. One thing nearly everyone agrees on though is the need to consider impacts on the natural environment.

Some areas of concern in the community arose at the local level, particularly in relation to shaping sustainable growth. The overarching growth management strategy for the region to use land and infrastructure more efficiently by promoting growth policies which support a greater level of consolidation (infill development) over urban expansion (greenfield development) remains an appropriate guiding principle for the new planning scheme. The vision and regional planning directions align with the South East Queensland Regional Plan 2017 (SEQRP) and Council's own planning policy framework.

Based on the overall support for the proposed vision and regional planning directions, it is considered that the proposed planning directions can be confirmed as the guiding policy direction to inform the drafting of the new planning scheme and, in particular, the strategic framework.

Local planning directions

The proposed local planning directions outline a planning intent for each LPA that aligns with the proposed regional planning directions for the new planning scheme. They aim to deliver a balanced approach to sustainable growth, based on best practice planning principles and considering the needs and interests of each local area as well as the broader Sunshine Coast community into the future.

Preliminary consultation feedback on the *Sunshine Coast Land Use Planning Proposal 2041* indicates support, to varying degrees, for most of the proposed local planning directions for each of the 18 proposed LPAs.

The strongest support was received for proposed local planning directions relating to protecting the environment and local character, which is consistent with feedback received in relation to the proposed regional planning directions.

Proposed local planning directions that received relatively lower levels of support or a notable level of concern were those relating to where future population growth and new housing development should be directed to at the local level. The concerns raised are acknowledged and are not unexpected for a region and community facing the challenges and opportunities of a growing population.

It is recognised that many people are keen to see more detail, particularly in relation to the specific location of any proposed additional density or building heights. Finer grained detail on the proposed location and extent of zonings, height limits and other provisions has not yet been determined at this preliminary stage. However, such detail will be included in a draft version of the new planning scheme and the community will have the opportunity to provide feedback on these details as part of the formal public consultation process. The outcomes of the preliminary consultation will help guide and inform this detail.

Feedback received in relation to the proposed local planning directions will be further considered in the detailed drafting phase for the new planning scheme, with particular attention to addressing the following key concerns raised in relation to accommodating growth:

- preserving local character
- the importance of good design outcomes
- impacts of changes in height and density
- provision and timing of infrastructure and services (including open space, connections from the river and lake to the beach, transport, community facilities).

Given the overall support for the proposed regional planning directions and support for most of the proposed local planning directions, it is considered that the proposed local planning directions can be confirmed as the guiding policy direction to inform the drafting of the new planning scheme, and in particular the LPA provisions, subject to further consideration of the issues and concerns raised in the preliminary consultation feedback.

LPA boundaries

Preliminary consultation feedback was supportive of Council's proposal to:

- customise planning for local areas to make sure the new planning scheme is not one-size-fits all
- include the whole of the Sunshine Coast, inclusive of rural areas and non-urban areas, within one of eighteen (18) proposed new LPAs.

There was a relatively low volume of feedback received in relation to the proposed LPA boundaries themselves, suggesting a reasonably high degree of satisfaction with the proposed boundaries.

Recurrent themes within the feedback related particularly to the proposed boundaries for the Blackall Range – Maleny LPA, the proposal to include all of the Blue Heart within the Bli-Bli Maroochy River Plains LPA and, to a lesser extent, comments on the proposed boundaries of the Yandina – Maroochy River Valley LPA.

In response to feedback provided, minor changes to the proposed LPA boundaries for the new planning scheme have been made.

Hot planning topics

Ten region-wide “hot planning topics” were included as part of the preliminary consultation for the new planning scheme. These topics were informed by the operation of the current planning scheme, community feedback and emerging issues.

Community feedback in relation to the “hot planning topics” was generally supportive and consistent with the proposed planning scheme responses identified in the preliminary consultation material.

Summary of next steps

The following next steps detailing how preliminary consultation feedback will inform the drafting phase for the new planning scheme are provided.

Next steps:

1. Proceed with preparing the draft new planning scheme and, in particular, the strategic framework, in line with the regional planning policy direction outlined in the *Sunshine Coast Land Use Planning Proposal 2041*. The strategic framework will set the policy direction for the Sunshine Coast region and will form the basis for ensuring appropriate development occurs in the region for the life of the new planning scheme.
2. Further consider all regional planning directions feedback in the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including strategic framework provisions, settlement pattern and other strategic framework maps as well as overlay codes and maps.
3. Proceed with drafting the new planning scheme in line with the proposed local planning directions outlined in the *Sunshine Coast Land Use Planning Proposal 2041*, subject to further detailed and careful consideration being given to the comments and concerns raised in relation to the following proposed directions:
 - a) focus increases in density or height along key transport corridors and in nodes within the coastal corridor, particularly in the following local plan areas:
 - Kawana Waters
 - Mooloolaba – Alexandra Headland
 - b) investigate possible areas for additional low-medium density residential development, particularly in the following local plan areas:
 - Beerwah – Landsborough
 - Coolum – Peregian
 - Mooloolaba – Alexandra Headland
 - Mooloolah Valley
 - North Shore
 - c) investigate possible conversion of Rural or Rural Residential Zoned land within the Urban Footprint to urban residential, particularly in the following local plan areas:
 - Beerwah – Landsborough
 - Bli Bli – Maroochy River Plains
 - d) investigate the following site specific opportunities in the North Shore Local Plan Area:
 - future use/zoning of Surfing World site and adjoining vacant land to the west for possible tourist or aged care accommodation uses
 - opportunities to extend the existing Tourist Accommodation Zone at Marcoola and Mudjimba.
4. Further consider all local planning directions feedback received in the more detailed planning undertaken as part of the drafting phase for the new planning scheme, including:
 - a) zone mapping
 - b) height of buildings and structures overlay mapping
 - c) customised local plan area code provisions for each of the 18 local plan areas.

5. **Revise the proposed local plan area boundaries for the new planning scheme as shown in the *Preliminary Draft Local Plan Areas* map dated 16 June 2022 at Attachment A and as detailed below:**
 - a) **include Booroobin, Crohamhurst, the northern sections of Peachester (north of Peachester Road and the SEQRP Rural Living Area boundary) and western parts of Mount Mellum (west of Mount Mellum Road) in the proposed Blackall Range – Maleny LPA**
 - b) **include the whole of the Parklands locality in the proposed Nambour and Surrounds LPA (currently the Parklands Conservation Park is included within the Bli Bli – Maroochy River Plains LPA)**
 - c) **include that part of the Maroochy River locality west of the SEQRP Rural Living Area extent, Pearce Drive/Lake Dunethin Road and the intersection of Yandina Coolum Road and Valdora Road, within the proposed Yandina – Maroochy River Valley LPA.**
6. **Address the proposals as outlined in the hot planning topics consultation material in the detailed planning undertaken as part of the drafting phase for the new planning scheme.**
7. **Further consider all preliminary consultation feedback received in relation to each hot planning topic to help inform the drafting of the new planning scheme, including:**
 - a) **strategic framework**
 - b) **local plan area code provisions**
 - c) **development codes.**
8. **Consider all matters of detail contained in the preliminary consultation feedback related to the operation, structure and detailed content of the planning scheme, as well as local area planning matters and site-specific zoning, overlay and building height change requests, in the drafting phase for the new planning scheme.**