

PRELIMINARY CONSULTATION

SUMMARY AND OUTCOMES

1 September 2022

A NEW PLANNING SCHEME FOR THE SUNSHINE COAST

Sunshine Coast Council is preparing a new planning scheme to guide the way we grow and develop as a region. Through careful planning, we can protect the places we love, preserve our natural environment, maintain the lifestyle we enjoy and shape the built environment to support our vision for the region's future.

Council's first step in creating a new planning scheme, which reflects our community's vision for the region, was to seek early community input through a preliminary consultation program.

Community planning priorities

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

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

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.

Planning together for the future

During February and March 2022, Council asked the community to provide input and feedback on a draft vision and proposed regional and local planning directions for the new planning scheme (as outlined in [Part 1](#) and [Part 2](#) of the *Sunshine Coast Land Use Planning Proposal 2041*). The proposal incorporated feedback about what the community has already told us they value through visioning previously undertaken with the community on a range of [Council strategies and projects](#), including the [Corporate Plan](#).

Around 8000 people provided feedback on the proposed vision and planning directions for our region and contributed their ideas to local area planning, to help inform the preparation of the new planning scheme.

The community provided feedback and input into:

- planning for our region
- planning for our local areas
- hot planning topics.

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.

Why do we need a new planning scheme?

A planning scheme is a legal document prepared by local councils and is used to shape future land use and development. Put simply, a planning scheme guides what can be built where and how land is intended to be used.

Council is preparing a new planning scheme so the Sunshine Coast can grow in a sustainable way that reflects community values and incorporates more recent updates to state, regional and local planning policy. There is also a requirement under the *Planning Act 2016* for Council to review its planning scheme every 10 years.

Plan-making process

Preparing a new planning scheme is a major undertaking and there are two main opportunities for the community to have a say. The first of these opportunities was the preliminary consultation undertaken in early 2022 to guide the preparation of the new planning scheme. The next consultation, expected to be in late 2023, will give the community another opportunity to provide feedback on a draft version of the new planning scheme.

*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).

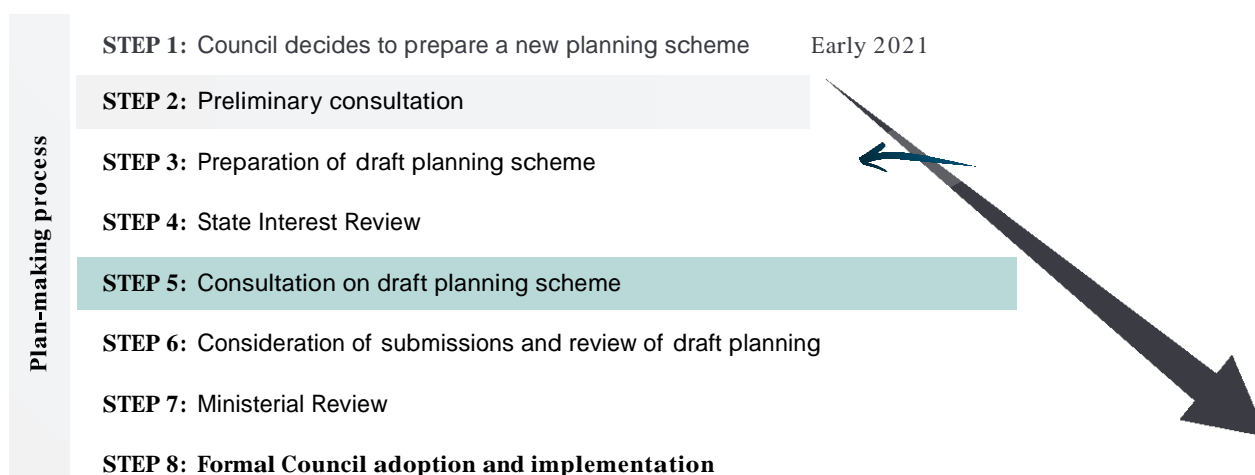


Figure 1: Plan-making process.

Inviting community input

Consultation material visualised and summarised detailed proposals contained in the *Sunshine Coast Land Use Planning Proposal 2041* and was made available to the community on Council's Have Your Say website, at information sessions and at Council administration buildings and libraries. During the preliminary consultation period, Council also hosted a wide range of in-person and online activities for the community to provide feedback and to talk to members of the project team.

Giving everyone a voice

The consultation was one of the most extensive engagement programs Council has ever undertaken. Every effort was made to ensure that all members of the Sunshine Coast community had the opportunity to provide early input into the preparation of the new planning scheme.

The consultation was widely promoted, and the community response was significant, with the project website receiving more than 66,000 visits during the consultation period.

Feedback was received from every age group, with those aged 55-64 being most represented (23 per cent of all survey respondents).

In addition, people who have lived in the Sunshine Coast region for a longer period were most represented, with two thirds of respondents living in the region for 10 years or more (65 per cent of all survey respondents).

To complement contributions made by individual community members, Council also briefed and sought input from a variety of industry, community and advocacy groups, as well as young people.

Promotion



Participation

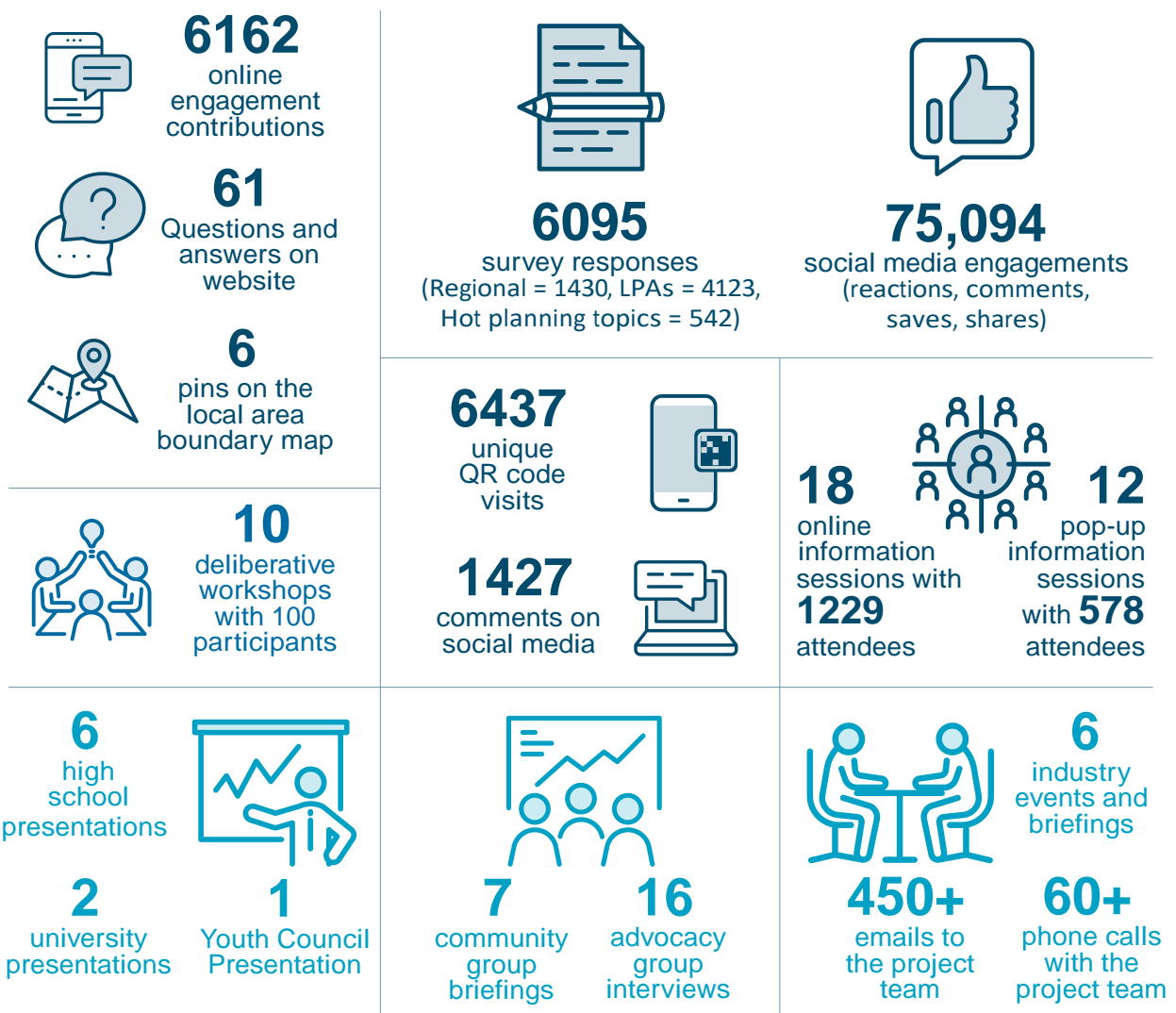


Figure 2: Promotion and participation during consultation.

PLANNING MATTERS TO OUR COMMUNITY

The community was generous and insightful in their contribution and, just like our community, views and opinions were diverse. The large volume of feedback has provided a great level of detail for Council to carefully consider when preparing the new planning scheme.

Given the large volume of feedback received, it is clear that planning matters to our community. Feedback received highlighted the varying and sometimes conflicting views and complex nature of planning for a growing region.

One thing nearly all respondents agreed upon is the need to further consider impacts of growth and development on the natural environment, particularly impacts on habitat and the need to continue to improve the region's resilience to the impacts of climate change.

The consultation also identified a desire for Council to help protect the individual character of each of our local communities and robustly guide good development outcomes. There was a variety of views as to how this can be achieved.

Perspective of youth

Improving our region's resilience to climate change was the regional planning direction that received the highest level of agreement from young people.

The planning priorities of young people focused on housing affordability and jobs, as well as the environment. The priority for other age groups was the environment, building heights and local character.

Put simply, adults (25+) were concerned about change in the built form, young people (24 years and under) were concerned about ensuring there are jobs and houses available to enable them to stay on the Sunshine Coast.

Feedback at a glance

Consultation feedback indicated 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 the natural environment, maximises green space, retains local character and maintains our enviable coastal lifestyle.

It was clear our community has a strong desire for the new planning scheme to recognise and protect what makes the Sunshine Coast unique.

Support for local business

The importance of the tourism industry to the region was recognised, along with a need to diversify the range of business and industry activities attracted to the Sunshine Coast. There was strong support for existing local businesses and their ongoing viability. Some noted the need to ensure sufficient land supply to attract new and emerging industries to the Sunshine Coast.

COMMUNITY ASPIRATIONS FOR THE NEW PLANNING SCHEME

Protecting the environment

There was strong interest in protecting the environment and taking climate change action. Feedback indicated the health of the beach and dune environment was incredibly important to coastal communities. Even though Council's proposed planning directions already specified only low-set development near the beach, many reiterated their concern that tall buildings and light spillage impact sea turtle populations.

There is a desire for Council to focus on not just preserving but rehabilitating and connecting habitat to provide wildlife refuge and passage through residential neighbourhoods. There was strong support for further adaptation to climate change to be considered as a fundamental guiding principle for the new planning scheme, particularly in relation to responding to natural hazards such as flooding.

Many people also place great value on sweeping views and vistas from the hinterland to the coast and from the coast back to the hinterland.

Maintaining a Sunshine Coast vibe

There was a strong desire for the new planning scheme to protect what makes the Sunshine Coast unique. Our region's distinct natural landscapes and rural character, proximity and easy access to coastal and hinterland environments, nostalgic family-oriented beach-side communities and traditional hinterland towns, and our outdoor lifestyle were all considered vital aspects to be enhanced and reflected in the new planning scheme.

Managing growth

Growth on the Sunshine Coast was considered inevitable by a majority of those who provided feedback and they noted the benefits of planning for it. For some, growth was seen as a negative trend and Council should take steps toward

curbing it. While there was some recognition that Council cannot stop people choosing to live in our region, there was an expectation that Council plan effectively and in a way that recognises the Sunshine Coast as its own place with distinct characteristics and values.

Narrow streets, traffic congestion, land clearing and a concentration of small lots were noted by the community as things to be avoided if possible. For some, tall buildings were something that defined an area as city-like and negatively impacted character and amenity, particularly in terms of sense of space, traffic congestion and parking.

Delivering traffic and transport solutions alongside new development

Feedback indicated a community preference for major access roads and public transport – the responsibility of State and Federal governments – to be planned and delivered alongside the construction of new housing estates or increases in density within existing urban areas.

There was strong interest in planning directions based around the proposed mass transit public transport corridor and suggestions for planning along the proposed Direct Sunshine Coast Line (formerly the CAMCOS rail corridor).

Active transport (for example walking and cycling) was considered very important for both recreation and commuting. Many recognised that new development can offer opportunity for upgraded paths but noted the need for network planning and connectivity.

Consideration of the emergence of personal transportation devices such as electric scooters and bikes as part of the transport mix was seen to be important to both the new planning scheme and transport planning for the Sunshine Coast more generally.

Parking needs to be adequate

There was a strong desire for new development to provide adequate off-street and visitor parking. Contested space for street parking is one of the concerns consistently raised in feedback in relation to future growth and development.

Improving development outcomes

Perceptions of poor development outcomes in key areas have, in some ways, eroded confidence in the planning system. Development examples referred to included new communities, which are seen by some as too dense and poorly planned, and large buildings that seem out of place. Many in the community are hopeful the new planning scheme can deliver improved development outcomes, including better design.

Addressing affordable housing

Affordable housing and homelessness were recognised as issues for the region by many people. Views towards how access to housing could be more equitable were many and varied. However, most people agreed that affordable housing should be integrated into communities, rather than creating isolated pockets of social housing (which are seen to drive negative social outcomes).

For those personally finding it difficult to access affordable housing, and for advocacy groups, housing affordability is an immediate and urgent dilemma. The availability of rental properties to suit every budget was highlighted by stakeholders as being very important to sustain business and industry. Recruiting and retaining workers in the region was linked to the availability and affordability of suitable housing.

PRELIMINARY CONSULTATION OUTCOMES

Based on the *Sunshine Coast Land Use Planning Proposal 2041*, Council asked the community to provide feedback and input into a range of proposed regional and local planning directions for the new planning scheme, proposed local plan area boundaries, as well as hot planning topics.

What we asked

REGIONAL PLANNING	LOCAL AREA PLANNING	HOT PLANNING TOPICS
Feedback on a proposed vision and region-wide planning directions for the Sunshine Coast.	Feedback on proposed local plan area boundaries for 18 local plan areas for the new planning scheme.	Feedback on a number of hot planning topics.
		Feedback on proposed local planning directions for the 18 local plan areas. Input on local planning desires.

The Sunshine Coast is a special place and as people continue to be attracted to our region, our population will continue to grow. Our current resident population is about 350,000 and is expected grow to around 520,000 by 2041. With more people choosing to live on the Sunshine Coast, Council is planning now so we can grow in a way that is sustainable and to retain what we love about our region.

The State Government, through the South East Queensland Regional Plan 2017 (ShapingSEQ), sets the SEQ-wide policy framework for managing forecast population growth.

The new planning scheme for the Sunshine Coast will guide forecast growth and help shape our built environment in line with our community's vision for the future (as well as state, regional and local planning policy). 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.

REGIONAL PLANNING

Council asked the community for their feedback on a proposed vision and a series of proposed region-wide planning directions to guide and inform the preparation of the new planning scheme.

Shaping a vision for our Sunshine Coast

Council asked the community for feedback on the following proposed overarching vision for the region:

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 resilient to the changing environment.

More than two-thirds of survey respondents noted their agreement to the proposed vision. However, some specific feedback noted the vision lacked reference to the natural environment. This specific feedback will be addressed during the drafting phase of the new planning scheme.

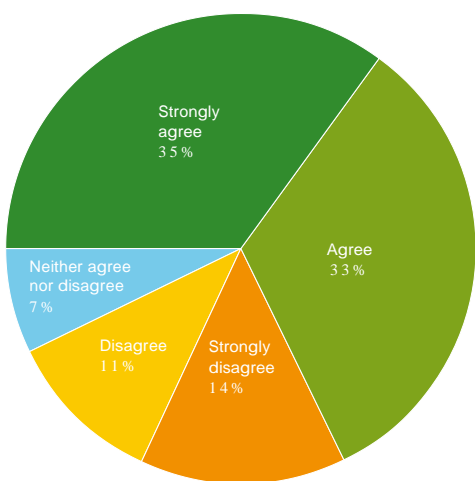


Figure 3: Regional survey responses - Proposed vision for the region (Regional Survey Q1).

Proposed regional planning directions

The proposed regional planning directions were set out under five themes.

Shaping sustainable growth

The proposed regional planning directions for Shaping sustainable growth aim to optimise the opportunities and effectively manage the challenges of growth and change, in line with Queensland government and Council policy.

A smart economy

The proposed regional planning directions for A smart economy aim to promote a strong economy that is diverse, resilient, and globally-oriented, creates employment opportunities and ensures sufficient land is available for employment-generating activities.

A healthy and resilient environment

The proposed regional planning directions for A healthy and resilient environment recognise that 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.

A strong and creative community of communities

The proposed regional planning directions for A strong and creative community of communities recognise the diversity and uniqueness of our communities is one of the reasons our region is so special.

Connected people and places

The proposed regional planning directions for Connected people and places recognise 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.

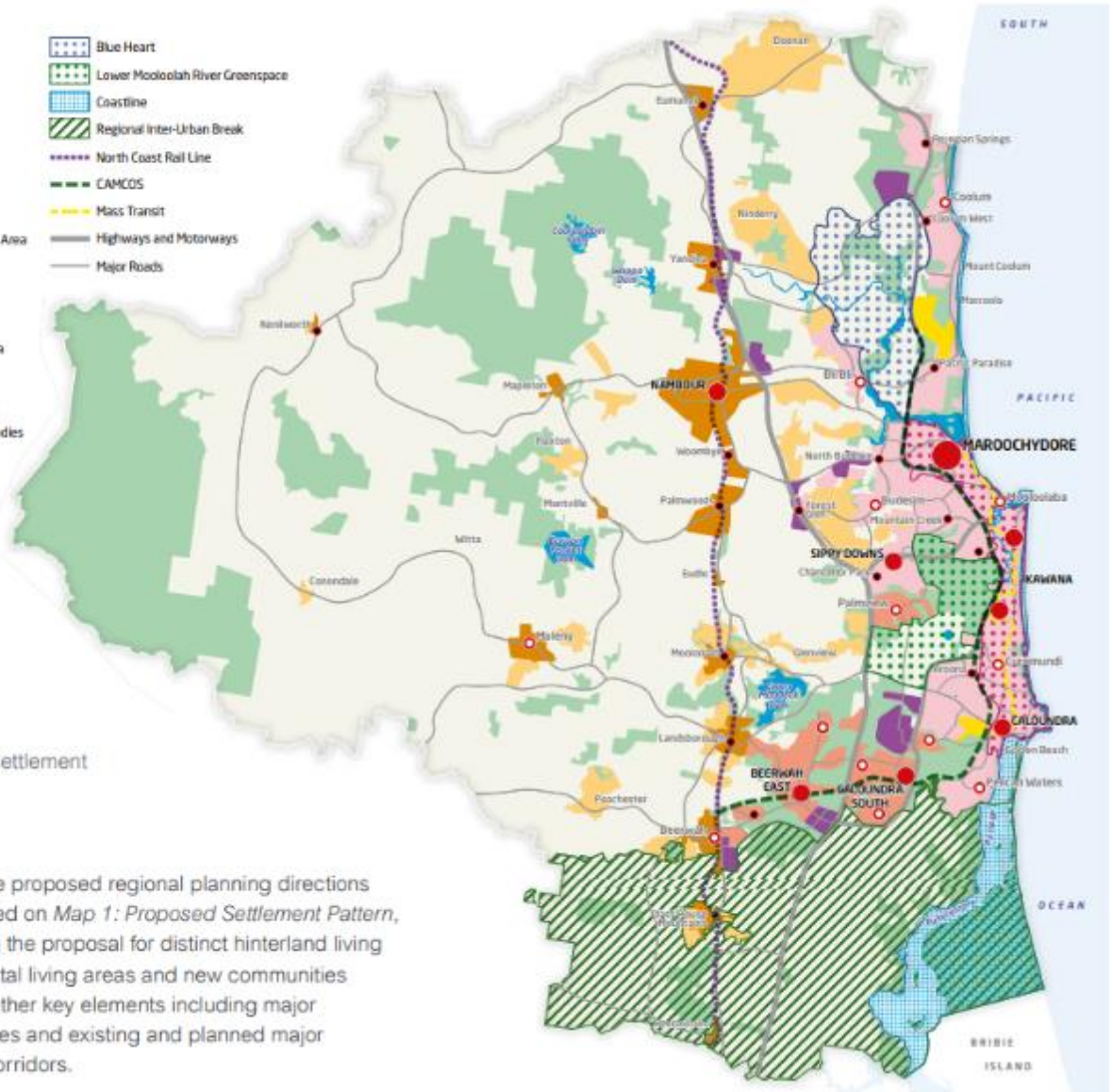
Summarised statements of key proposed regional planning directions were tested with the community in a survey. Results are summarised below.



Figure 4: Regional survey responses – Level of agreement with proposed regional planning directions (combined *Strongly agree* and *Agree*).

- Principal Centre
- Major Centre
- District Centre
- Local Centre
- Coastal Living Area
- New Communities
- Hinterland Living Area
- Industry and Enterprise Area
- Rural Residential Area
- Rural Area
- Airport/Aerodrome
- Major Conservation Area
- ▨ Coastal Corridor
- ▭ Local Government Area
- Waterways and Waterbodies
- Ocean

- ▨ Blue Heart
- ▨ Lower Mooloolah River Greenspace
- ▨ Coastline
- ▨ Regional Inter-Urban Break
- North Coast Rail Line
- CAMCOS
- Mass Transit
- Highways and Motorways
- Major Roads



Map 1:
Proposed Settlement
Pattern

Some of the proposed regional planning directions are illustrated on *Map 1: Proposed Settlement Pattern*, highlighting the proposal for distinct hinterland living areas, coastal living areas and new communities as well as other key elements including major green spaces and existing and planned major transport corridors.

What you told us

Feedback from the community indicated the proposed vision and regional planning directions for the new planning scheme are guided by the right principles and the community is hopeful of an outcome that protects the natural environment, maximises green space, retains local character and maintains our enviable coastal lifestyle.

It was clear there is a strong desire for the new planning scheme to recognise and protect what makes the Sunshine Coast unique.

Feedback received on the proposed settlement pattern, generally aligned with feedback on the proposed regional planning directions. There was support for:

- the distinction between rural and coastal living areas
- connected green frame of rural and natural areas defining our urban and rural residential areas and protecting the natural beauty of the Sunshine Coast region

- the 'Blue Heart' to protect the environmental and landscape values of the Maroochy River floodplain
- the [Regional Inter-urban Break](#) to maintain a green break separating the Sunshine Coast and greater Brisbane urban areas
- connecting hinterland and coastal communities.

There were a variety of suggestions for the proposed settlement pattern, including that more land be dedicated for conservation purposes. Some stakeholders believe there is a need for more greenfield land supply to be provided. Some perceive that the settlement pattern focusses too heavily on the coastal corridor extending from Maroochydore to Caloundra. At a local level, coastal communities were also interested in where future population growth and new housing development might be directed.

How Council is using the feedback received

On balance, feedback received indicates support for the proposed regional planning directions and settlement pattern, giving Council confidence to proceed with drafting the new planning scheme to align with the values confirmed during the preliminary consultation. In particular, community input will help inform the drafting of the strategic framework for the new planning scheme.

Your questions answered

The proposed regional planning directions and settlement pattern map prompted some common questions and concerns.

How much growth is planned for the coastal corridor?

The population in the coastal corridor extending from Maroochydore to Caloundra is expected to grow because that is where many people wish to live and because many jobs and services are currently located or planned to be located there. Council is proposing a balanced approach to accommodating future growth and is not proposing that all of our region's forecast growth is accommodated within the coastal corridor.

Aligning with state and regional planning policy, the new planning scheme will seek to accommodate at least 60 per cent of our forecast growth within existing urban areas (including in and around our major centres as well as in urban villages – or nodes – along the coastal corridor). The remainder of our forecast population growth is proposed to be accommodated in greenfield areas (including Palmview, Caloundra South [Aura] and, in the future, Beerwah East).

Why is Council proposing additional density in some locations?

Accommodating more of our forecast population growth through carefully planned redevelopment within existing urban areas, means less reliance on new greenfield development. This approach, which aligns with state and regional planning policy, aims to contain urban sprawl, helping to preserve our natural environment areas, our rural areas and our hinterland towns and villages.

Focusing growth in key locations maximises the efficient use of existing and planned infrastructure; concentrates new housing close to employment and services; and supports affordable living and housing diversity. The proposed regional planning directions sought to focus opportunities for redevelopment in and

around our major centres as well as in urban villages (or nodes) along the coastal corridor extending from Maroochydore to Caloundra.

How do decisions about mass transit affect the preparation of the planning scheme?

Being able to move around the Sunshine Coast easily and conveniently as we grow is an important part of maintaining our way of life and promoting a sustainable future for the generations to come. Just like our current planning scheme, our new planning scheme will seek to integrate land use planning with transport planning, as set out in the [Sunshine Coast Integrated Transport Strategy](#).

The Sunshine Coast Public Transport Project (formerly the [Sunshine Coast Mass Transit Project](#)) is evaluating options (such as bus rapid transit, trackless trams and light rail vehicles) to provide an efficient and easy-to-access public transport system as an attractive alternative to travel by car. Preparation of the new planning scheme is not dependent upon a particular type of public transport being selected – that is yet to be determined. While proposals and decisions for transport projects continue to evolve and become more resolved over time, it is important that we continue to plan for a land use pattern that supports more sustainable travel choices, both now and into the future.

In addition to recognising the role of public transport improvements in supporting the growth of our region, the new planning scheme will also be based on other important planning principles such as containing urban sprawl to protect our environment and rural landscape, enhancing access to economic and community infrastructure and increasing the diversity of housing available in the region.

LOCAL AREA PLANNING

Proposed local plan area boundaries

The Sunshine Coast is recognised as a 'community of communities' with distinct and separate towns, villages, suburbs and urban areas, surrounded by natural and rural landscapes. The diversity and uniqueness of our communities is one of the reasons our region is so special.

To ensure the new planning scheme is not one-size-fits all, Council proposed 18 new local plan areas to cover the whole of the Sunshine Coast. This approach is different to the current planning scheme, where local plans mainly apply to urban areas and rural townships only.

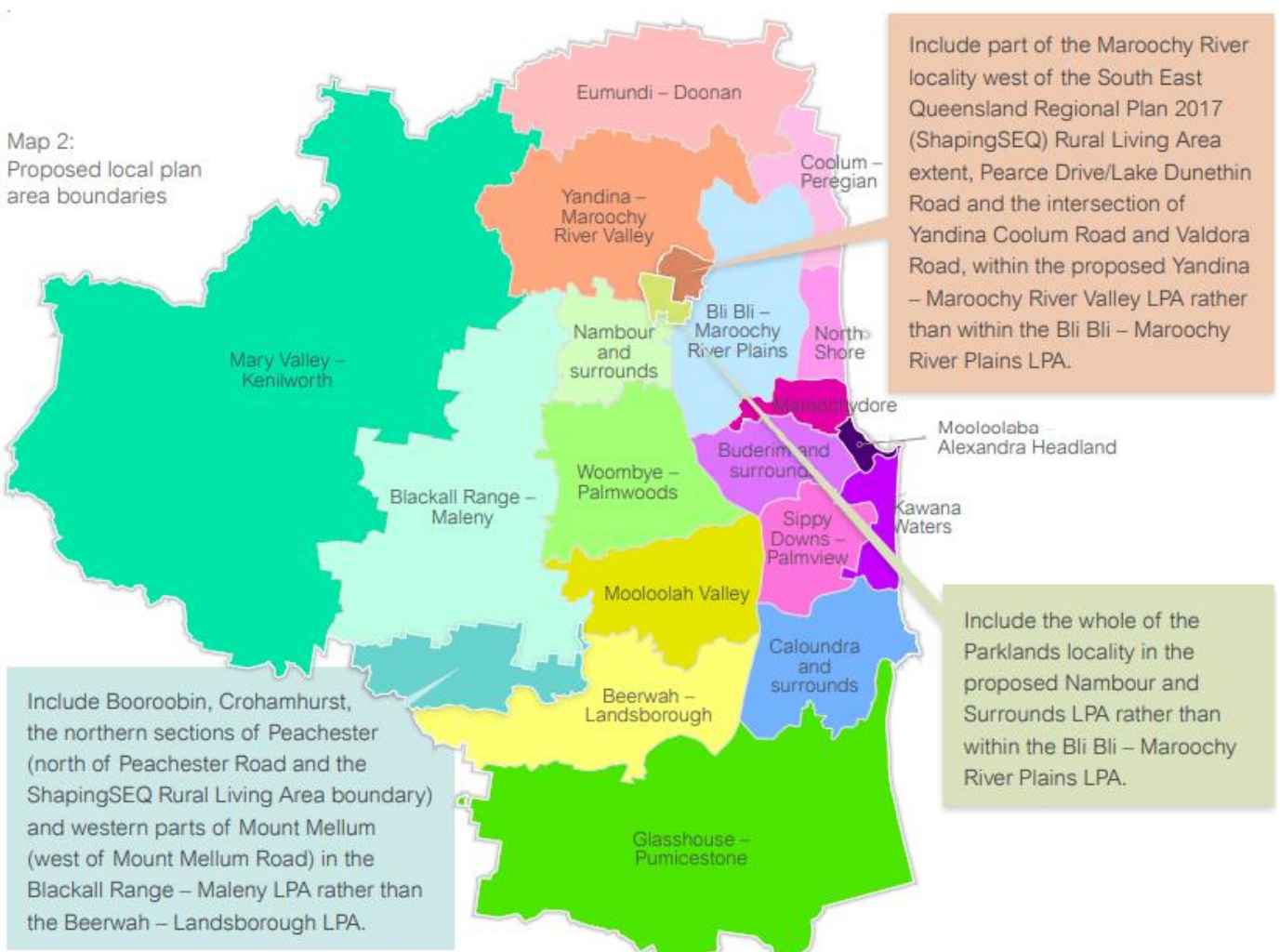
Council sought feedback on the proposed boundaries for each of the 18 new local plan areas.

What you told us

The proposed localised approach was well supported and there was minimal feedback about the boundaries for most of the 18 proposed local plan areas. Feedback received focused mainly on the Blackall Range – Maleny, Bli Bli – Maroochy River Plains (in particular, part of the 'Blue Heart') and Yandina – Maroochy River Valley local plan areas, as well as other site-specific requests for changes

How Council is using the feedback received

Having carefully considered the feedback, Council has made the below minor changes to the proposed local plan area (LPA) boundaries. These boundaries may be subject to further refinement as detailed drafting for the new planning scheme progresses.



Proposed local planning directions

Council invited community input on proposed local planning directions for each of the 18 local plan areas.

Aligning with the regional planning directions, the proposed local planning directions aimed to:

- consider the needs, interests and aspirations of each local community
- respond to key constraints, issues and opportunities of each local area.

What you told us

There was support for most of the proposed local planning directions, with strongest support for those directions relating to the protection of the environment and local character. Local planning directions where opinions varied related to where future population growth and new housing should be directed. Many people were keen to see more detail, which will be available once the draft new planning scheme is prepared and released for community consultation (as part of the plan-making process).

Notable local planning concerns

- Potential increases in density or building height along key transport corridors in the coastal corridor between Maroochydore and Caloundra, particularly in the Kawana Waters and Mooloolaba – Alexandra Headland local plan areas
- Potential areas for additional low-medium density residential development (duplexes and town houses) within some existing suburbs
- Conversion of some rural residential or rural land to urban residential uses
- Resilience to flooding
- Improving design outcomes
- Preserving the character and identity of each of our local communities
- Maintaining existing larger urban and rural residential lot sizes to preserve local character
- Traffic congestion and parking associated with growth and change.

How Council is using the feedback received

Significant and detailed feedback at the local level is helping Council gain a clearer understanding about community desires for future growth and development in each of the proposed 18 local plan areas.

The response from the community indicates the proposed local planning directions generally offer good guiding principles for the local planning provisions in the new planning scheme. The community offered lots of additional detailed input and other local planning suggestions which will also provide valuable guidance for preparing the new planning scheme (and other Council activities).

Issues and concerns raised will be carefully considered in drafting the local plan area provisions, allocating zones and nominating maximum allowable building heights in different localities, particularly in relation to:

- potential increases in density or height along key corridors and urban villages (or nodes) in the Kawana Waters and Mooloolaba–Alexandra Headland local plan areas
- possible areas for additional low-medium density residential development in Beerwah – Landsborough, Coolum – Peregian, Mooloolaba – Alexandra Headland, Mooloolah Valley and North Shore local plan areas
- possible conversion of rural residential areas in Beerwah – Landsborough local plan area and rural areas in Bli Bli – Maroochy River Plains local plan area for urban residential purposes.

Your questions answered

The proposed local planning directions prompted some common questions across a number of local plan areas.

What does low-medium density residential mean?

Some proposed local planning directions identified areas for low-medium density residential development, which may include a mix of dwelling houses, duplexes, terrace/row houses and town houses. Generally, it is intended that low-medium density residential areas accommodate buildings up to two storeys in height, with potentially up to three storeys in some areas.

What does 'high-rise' mean for the Sunshine Coast?

Depending on where you are from, the term 'high-rise' can mean different things to different people. On the Sunshine Coast, high-rise typically refers to buildings over six storeys in height.

As part of the preliminary consultation, Council did not indicate proposed maximum building heights in the local planning directions as this level of detail has yet to be determined. The proposed planning directions did specify where no or minimal change in maximum allowable building heights was proposed.

Feedback received is providing valuable input into drafting the local plan area provisions, including maximum allowable building heights. Once drafted, this detail will be included in a draft version of the new planning scheme and will be subject to future community consultation.

HOT PLANNING TOPICS

Based on previous community feedback and the operation of the current planning scheme, Council identified 10 'hot planning topics' and invited community feedback and input on these topics.

- 1 Affordable living and housing affordability
- 2 Car parking
- 3 Carports
- 4 Climate change
- 5 Design of multiple dwellings
- 6 Dual occupancies and secondary dwellings
- 7 Service stations
- 8 Short-term accommodation
- 9 Supply and use of industrial land
- 10 Uses in rural areas.

What you told us

Most feedback was supportive of what Council proposed to do in the new planning scheme to address these topics and many respondents offered further suggestions for Council to consider.

The hot planning topics that prompted the most comments were climate change, affordable living and housing affordability, and dual occupancies and secondary dwellings.

Climate change

- Desire for planning for climate change – resilience, adaptation and mitigation to be integrated into all Council business, not just the new planning scheme.
- Desire for Council to focus on electric vehicles and renewable energy sources.
- Support for adoption of improved design principles, including passive cooling and lighter shaded roofs, greener streetscapes and greenery on or surrounding new buildings to act as heat sinks.

Affordable living and housing affordability

- Desire for affordable housing to be integrated into communities and not all be focused in greenfield areas.
- Tiny houses, group housing communities, dual occupancy and secondary dwellings were commonly raised solutions to improve the availability of affordable housing, provided these did not negatively impact on the amenity of surrounding residences.

Dual occupancies and secondary dwellings ('granny flats')

The proposal to review the provisions in the new planning scheme relating to dual occupancies and secondary dwellings, including design and siting requirements is supported.

Common issues raised included:

- impact on amenity, including desire to ensure there is sufficient car parking and that storm water is managed
- regulation of maximum floor area and separation distance from the main house for secondary dwellings and minimum lot sizes for dual occupancies.

How Council is using the feedback received

A great variety of input and ideas were provided by the community in relation to the hot planning topics and this will help inform the detailed drafting of the new planning scheme, including the strategic framework, local planning provisions and development codes. This information will also be used to inform other Council activities.

HAVING YOUR SAY

Growing sustainably takes careful planning. Council appreciates the generous and insightful contributions made by so many in the Sunshine Coast community during preliminary consultation on the new planning scheme.

Just like our community, views and opinions were diverse, but our community came together to have their say to help plan toward a shared vision for the future of our region.

The new planning scheme will be another important step in advancing Council's vision for the Sunshine Coast: Australia's most sustainable region – Healthy. Smart. Creative.

Many stakeholders provided feedback and ideas on more detailed planning matters and drafting suggestions as well as site specific requests for zoning, overlay and building height changes. These matters will be further considered as part of the detailed drafting phase for the new planning scheme and where relevant, in other Council activities.

NEXT STEPS

The preliminary consultation was a valuable first step in creating a new planning scheme that reflects the community's vision for the region. Importantly, feedback received is helping to guide and inform the detailed drafting of the new planning scheme.

While the invitation to shape the new planning scheme before drafting commenced was viewed positively by the community, it is acknowledged that many people are keen to see more detail, particularly in relation to the location of any future additional density or building heights.

There will be more opportunity to provide feedback on the draft new planning scheme, at this level of detail, as part of the next phase of consultation.

Want to know more?

You can find out more about the preliminary consultation or sign up for project updates at haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme