

31 May 2025 PS Workshop Outputs/Outcomes

<p>Underlying assumptions</p> <ol style="list-style-type: none"> 1. Review of underlying assumptions of the planning scheme and are they still valid – pop projection, infrastructure, and any other assumptions 2. Population projections – what is being used, and how are TLPs, PDAs and DCPs being incorporated i.e Quantification by Council of the additional dwelling supply target (PDA and DCPs) added to the new draft SCPS. 3. 4. Compliance – budget, assurance that plan budget and people wise 5. Impact of technology, esp. AI 6. Community awareness of planning issues and ability to engage – current lack of interest until next door now. 7. Call in powers and what is the head of power 	<p>Infrastructure</p> <ol style="list-style-type: none"> 1. Funding for infrastructure assumptions – mass transit, schools, police etc 2. Timing of infrastructure to match development to match implementation of scheme - Infrastructure lag and poor development outcomes – stagger dwelling supply increases in 5 year timeframes, in line with provision of infrastructure. For example, with no public transport infrastructure improvements in place between Birtinya and Maroochydore within next 5 years, no housing density increases should occur along Nicklin Way; 3. Current coastal corridor mass transit – where does it sit? 4. Transport infrastructure – connections, timing, coordination, matched to development phasing 5. Infrastructure investments vs outcomes for community (eg Rail benefits) 6. Olympics and construction resource constraints and over-reach of approvals
<p>Urban design and liveability and sustainability</p> <ol style="list-style-type: none"> 1. Greenfield / infill mix – issues of liveability and sustainability 2. How is council 3 levels – acceptable outcome, performance outcome and intent of the code – how are they going to ensure acceptable development via these 3 levels 3. Local and master planning – ensuring enshrined in process 4. Community infrastructure and who pays 5. What do well planned communities look like – the artists impression vs reality 6. Council's ability to invest in better design and services 	<p>Protection of key areas</p> <ol style="list-style-type: none"> 1. Green areas - Glasshouse scenic area, NIUB, Blackhall Range, Mary Valley 2. Resource areas (quarries) – protecting areas and communities 3. Prohibited areas of development – eg floodplains 4. Densification and what it means – means different things to different people – risk of ghettos vs well planned communities. 5. Timing and staging of developments – eg 60k allotments but not being developed (eg slow release to maximise profits, land banking) 6. Coastal hazard management, protection, retreat – how is CHAS informing the planning scheme 7. Climate impact recognition (where the CHAS in the PS)

Follow-up Actions

1. Send out to groups all info, groups to gather feedback on notes
2. Local groups to identify where PS has let them down.
3. What is OSCAR going to do as part of the consultation process
4. Request meeting in the first week following release for the PS team to present to OSCAR member organisations.]
5. Council consultation methods – Youtube, social media, pop ups, community groups.
6. Role of councillors in engaging with the community

OSCAR to:

- Follow up on SCRC Housing Strategy to see if can get a copy asap but ahead of PS consultation
- Ask is coastal mass transport continuing – follow up with Translink and TMR meeting required and Transport Minister
- host Council facilitating a process to educate member groups on planning scheme so fully familiar with PS prior to consultation phase
- host community forums – north and south
- distil what are the key issues, themes, priorities at a regional level and share these with local groups to inform their review
- distil info from local groups to refine key issues, themes and priorities for OSCAR feedback
- check that the rules that apply now will continue to apply.

OSCAR to ask:

- council for indication of changes to secondary dwelling, gentle density and what level of applications are still.
- are state supported projects included in count for the population development
- what's the timing of the review of the SEQ regional plan – write to DP and ask Council re impact on Council – and is it a full review or a fresh
- **Marked-up copy to be provided on the *Have Your Say* website, showing all changes within the SC Planning Scheme 2025 Draft document/s;**

Additional information

Noting that the ShapingSEQ SEQ Regional Plan 2023 identified projected dwelling supply targets for the Sunshine Coast LGA (p28 of 128), and included an accumulated increase of **84,800** between 2021 and 2041, as follows

2021 147,200 estimated dwellings

2031 181,900 ShapingSEQ projections (increase 34,700)

2046 ~~2041~~ 232,000 ShapingSEQ projections (increase 50,100)

There is also unutilised dwelling supply capacity in each of the 3 types of SC planning instruments (PS, DCPs and PDAs). This should be quantified for each type and confirmed these numbers are included in the 84,800 dwelling supply target **to 2046, if the new PS extends to 20 years.**

As the Draft SCPS 2025 does not include housing areas covered by **IGA's, DCPs and PDAs**, how much of the 84,800 dwelling supply target has been included in:

- (1) SCPS 2025 Draft
- (2) SC IGAs, such as Beerwah East
- (3) SC DCPs, such as Kawana
- (4) SC PDAs, such as Caloundra South (15K of total 20K), Maroochydore (4K)