



Recognising and upholding excellence in local government

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To: Debra Robinson, Director Sustainable Planning and Growth

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Stephen Patey, Manager Strategic Planning

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Cc: CEO John Baker

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Dear Debra and New Planning Scheme team,

RE: FURTHER CLARIFICATION RE CHANGES INTRODUCED IN THE NEW PS

Thank you for your previous correspondence in response to OSCAR's enquiry regarding the New Planning Scheme.

We are seeking further clarification and information relating to the changes introduced in the transition from the previous Sunshine Coast Planning Scheme to the new scheme.

To assist in our ongoing analysis and stakeholder engagement, we respectfully request the following:

1. Synopsis of departures and information on constraints:

- A summary of the key departures or variations from the old planning scheme to the new one. The summary could include an outline of infrastructure, environmental, or construction-related constraints that have shaped land use and zoning decisions.
- Identification of the policy areas or provisions affected (e.g. zoning changes, density alterations, building height modifications, mixed-use permissions, etc.).
- Details of any state planning instruments or overlays that are required to be reflected in the new scheme.
- Description of the "new approach to local planning," including any movement toward place-based or neighbourhood-specific planning.

2. Intent and Reasoning:

- The strategic or planning rationale behind each of the key departures.
- Where applicable, any alignment with State or regional planning priorities that may have influenced these changes.
- We understand that the 84,800 additional dwellings are mandated in the SEQRP 2023 and that the 25 year timeframe of 2021-2046 relates only to the delivery of the dwellings. The 84,800 additional dwellings to be delivered are across both State PDAs, plus Council's PS

instruments within the Sunshine Coast LGA. We seek advice re the dwelling capacity for each planning instrument for the Sunshine Coast New Planning Scheme.

3. Localised Impact Summary:

- A summary of how these departures are expected to impact each of the main geographic locations on the Sunshine Coast (e.g. Caloundra, Kawana, Bokarina, Maroochydore, Hinterland, North of Maroochy River, Buderim, etc.).
- Commentary on how character, infrastructure needs, housing supply, or environmental considerations are affected in these areas as a result.
- Zone changes. We request a written commentary outlining the rationale for proposed changes to the zoning maps. This should include:
 - i. An explanation of key planning principles driving the zone reassignments.
 - ii. A summary of areas experiencing significant changes (e.g., rezoning from rural to residential, low density to medium density, etc.)
 - iii. Clarification of alignment with broader planning strategies or regional plans.

4. Map/s Showing Distribution of Proposed Changes by New Zones/Local Areas

- To support transparency and allow for localised understanding of the proposed changes, please provide:
 - i. A visual and/or tabular chart showing the number and type of zoning changes proposed for each suburb or local planning area.
 - ii. Data showing shifts between existing and proposed zones (e.g., approximate number of properties/dwellings moving from Low Density Residential to Medium Density Residential by suburb/local area).

5. Summary of Inclusions from Community Feedback (Non-Statutory Engagement)

- To support transparency and allow for localised understanding of the proposed changes, please provide:
 - i. A high-level summary of key themes from community feedback that have been incorporated into the draft scheme. This could include some examples of specific changes made in response to community input.

6. LGIP (Local Government Infrastructure Plan) Considerations and Constraints

- OSCAR understands the LGIP is being revised concurrently with the new Planning Scheme. Does the SCRC anticipate further changes/constraints when the LGIP is delivered?
- Risk Assessment - What risk assessment has been undertaken and documented if, for example, assumed infrastructure is not delivered.

7. Detailed Explanation of Structural Changes in the Proposed Scheme

- We seek clarification on the statement regarding a "...different fundamental structure of the PS, assessment rules, and new approach to local planning." Specifically:
 - i. How assessment rules differ – e.g., clearer performance outcomes, risk-based assessment, or changes to triggers for impact assessment.
 - ii. Any implications these structural changes may have for applicants and community members interpreting the new scheme for development proposals.

8. Clarification as to what constitutes a “properly-made submission”

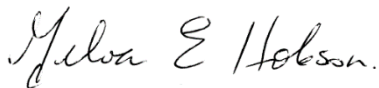
- In your response to our letter of July 4, re guidelines for a properly made submission you stated that: submissions “be signed by each person making the submission”. We note that for an impact assessment “properly made” submission the following rule applies: “be signed by each person who made the submission **“unless it is made electronically”** (our emphasis). OSCAR seeks clarity as to whether there is a difference in definition of “properly made submission” in a Planning Scheme submission context compared with a development impact assessment submission?

OSCAR understands that much of the material requested may be documented across various planning reports or supporting materials. However, a **consolidated synopsis** that responds specifically to the above would be invaluable in aiding transparency and informed community engagement.

OSCAR was advised last week of the briefing for community groups to take place on Thursday 17 July 6-7.30pm. We appreciate that opportunity being offered to community group members. We suggest the above information could contribute to the design of that briefing.

OSCAR wishes to participate comprehensively and constructively with Council during the consultation phase to ensure the community's issues are well articulated and understood to achieve a visionary and sustainable outcome meeting the needs of the community now and into the future.

Yours sincerely,



Melva Hobson PSM

President

Organisation Sunshine Coast Association of Residents Inc. (OSCAR Inc.)