



# **SUNSHINE COAST COUNCIL PROPOSED PLANNING SCHEME COMMUNITY FORUMS**

## **SUNSHINE COAST COUNCIL**

What was said report


**13 - 20 August 2025**



## ACKNOWLEDGEMENTS

This report has been prepared by MosaicLab on behalf of and for the exclusive use of Sunshine Coast Council (SCC). The sole purpose of this report is to provide SCC with materials produced at the Planning Scheme community forums.

This report has been prepared in accordance with the scope of services set out by the Sunshine Coast Council. In preparing this report, MosaicLab has relied upon the information provided by the participants at the Planning Scheme community forums. SCC can choose to share and distribute this report as they see fit. MosaicLab accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.



*MosaicLab is a Victorian-based consultancy that specialises in community and stakeholder engagement, facilitation, negotiation, strategic planning, and coaching.*



mosaicLAB

# TABLE OF CONTENTS

---

## INTRODUCTION ..... 1

Forum aims ..... 1

Participants ..... 2

Agenda ..... 3

Forum outputs ..... 3

FORUM 1 - Nambour  
– 13th August 2025 ..... 4

FORUM 2 - Buddina  
– 16th August 2025 ..... 8

FORUM 3 - Caloundra  
– 20th August 2025 ..... 14

## NEXT STEPS ..... 19

# INTRODUCTION

Sunshine Coast Council has a proposed planning scheme on exhibition which is intended to replace the current Sunshine Coast Planning Scheme 2014. The process to prepare the proposed planning scheme commenced in 2022. As part of the exhibition process, Council have run:

- ♦ Speak to a planner (one-on-one) sessions
- ♦ Speak to a planner (quick chat) local pop-ups, and
- ♦ Community forums.

These were designed to allow the community to be fully informed prior to making a formal submission to the exhibition process.

Sunshine Coast Council engaged MosaicLab to run the community forums, this report is an account of 'what was said' at these events.

## FORUM AIMS

The forum aims were:

- 1. For council to hear community voices**
- 2. For the community to hear other community voices**
- 3. For the council to respond to community questions**
- 4. Not to make decisions but to inform the way forward**



## PARTICIPANTS

Three events were held between 13-20 August 2025, these were:

- ♦ Wednesday 13th August 2025, 6.00pm – 8.00pm at Namour State College, Nambour.
- ♦ Saturday 16th August 2025, 2.30pm - 4.30pm at Kawana Community Hall, Buddina.
- ♦ Wednesday 20th August 2025, 5.30pm – 7.30pm at The Events Centre, Caloundra.

Approximate attendance for the three events was:

COMMUNITY FORUM	COMMUNITY MEMBERS REGISTERED	REGISTERED COMMUNITY MEMBERS WHO ATTENDED	TOTAL NUMBER OF COMMUNITY PARTICIPANTS
Nambour	134	76	79
Buddina	238	117	520
Caloundra	272	153	183

Altogether a combined total of 782 community members attended the community forums.

Approximately 20 Council staff attended each session to support participation.

The following spokespeople from Sunshine Coast Council also attended the forums, to provide answers to community questions:

- ♦ **Mayor Rosanna Natoli**
- ♦ **John Baker, Chief Executive Officer**
- ♦ **Debra Robinson, Director Sustainable Growth and Planning**



## AGENDA

Each community forum opened a half hour prior to a two-hour community forum that ran with the following agenda at all 3 sessions:

AGENDA
<b>Welcome</b> Acknowledgement of Country Overview, purpose of the session
<b>Listening to Community Voices</b> Hear questions from the community and capture these
<b>Council reflections and response to Questions</b>
<b>Next steps and final words</b>
<b>Close</b>



## FORUM OUTPUTS

Throughout each of the community forums questions were recorded by scribes at the front of the room, under the headings:

- 1. Zoning, Density, and Building Heights**
- 2. Infrastructure Provision and Capacity**
- 3. Transport, Traffic, and Parking**
- 4. Public Transport Alignment**
- 5. Green Space and Environmental Offsets**
- 6. Community Engagement and Trust**
- 7. Other**

Questions were also collected using an online tool during each two-hour forum. Following each forum, all questions, including those collected online, were themed to reflect the topics raised at each forum.



# FORUM 1 – NAMBOUR – 13TH AUGUST 2025

## SUMMARY OF THEMES RAISED BY COMMUNITY PARTICIPANTS:

### Zoning, Density, and Building Heights

Community members want flexibility in land use (especially for families), while also protecting sensitive areas and ensuring local character is not lost. Questions reflect concerns about building heights, subdivision rules, and how density is distributed.



#### Questions raised by community were:

---

*Can there be a special zoning for sensitive areas (e.g., along creeks)?*

---

*Is there any relaxation for secondary dwellings in terms of distance to the primary dwelling?*

---

*Is there any relaxation to building height for dwellings?*

---

*How can rules be changed to subdivide acreage (e.g., to give to family members)?*

---

*Is there accommodation for duplex developments (relaxations)?*

---

*Why can't growth be directed to other areas?*

---

*What consideration is given to mixed use (homes and commercial)?*

---

*How does the centre of Nambour impact or get considered for more housing?*

---

*What protections will be in place for farming land?*

---

*Will this impact regulations around second dwellings on large acreage (particularly proximity to main house)?*

---

---

*Why do we need an 80m rule for secondary dwellings?*

---

*How is non-traditional housing (tiny houses) being included in the planning scheme?*

---

*How can rules be changed for properties 30 acres or less than 100 acres, owned by families for 20+ years, so they can be divided for family members?*

---

*How to change regulations so a second dwelling on large acreage does not have to be so close to the main home?*

---

*There are considerable issues with camping and cabins under the 'nature-based tourism' code in rural zones. Shouldn't these be impact assessable instead of code assessable?*

---

*There is a proposed Low Medium Density zone enabling gentle density. Can performance outcomes allow units in Low Density Residential zones?*

---

*Can Rural Residential zone rules be reworded to allow smaller lot sizes across the Coast, subject to no biodiversity/flooding impacts?*

---

## Infrastructure Provision and Capacity

Infrastructure adequacy is a concern. Questions focused on whether growth is being matched by services, how costs are shared, and the ability of existing assets to cope (bridges, flooding, essential services).



### Questions raised by community were:

*How can infrastructure be provided for increased density?*

*How can council work with other levels of government to provide infrastructure?*

*What impact will this have on local infrastructure upkeep? (e.g., bridges)*

*How much analysis has been done for the planned outcome (e.g., infrastructure to cater for increased growth, flooding)?*

*How can the planning scheme get ahead of growth with infrastructure?*

*Bli Bli bridge needs replacing before it becomes unsafe – what is Council doing?*

*Issue of services already being overly stretched – how will this be addressed?*

## Transport, Traffic, and Parking

Traffic congestion and rural access were also raised. Flooding risks, existing bottlenecks (Nambour Connection Road), and parking provisions under future density scenarios were questioned.



### Questions raised by community were:

*Where is parking to be provided and how does it fit into the plan?*

*How is access provided for different vehicles for rural/farming uses, especially adjacent to new development?*

*How does flooding impact access?*

*How will additional density be managed in areas that are already congested (e.g., Nambour–Connection Road)?*

*What forward planning has been done for the transport network (e.g., Hinterland Motorway)?*

*Congestion problems accessing Nambour Connection Road – northside (Hospital) and southside (Arundel Ave). Serious delays at peak hour traffic.*

## Green Space and Environmental Offsets

Residents value green corridors and want stronger protections to preserve village character, manage offsets, and prevent overdevelopment of sensitive areas.



### Questions raised by community were:

*How do overlays translate and connect to the codes?*

*How is the planning scheme protecting villages by limiting the urban footprint?*

*What plans are there to connect green corridors (e.g., Nambour) and link them up?*



## Community Engagement and Trust

Trust in the process is being raised. People want to know where their voice fits, how to influence outcomes, and how responsibilities are shared between state and local government.



### Questions raised by community were:

How can the community have more involvement on code applications, including consideration of cumulative impacts?

How to advocate at other levels of government?

What is Council's role in state decision-making?

How are community concerns addressed?

What happens if state and council have different views on zoning?

How does the strategy of the plan get rolled out on the ground?

How do I access and make sense of the scheme (e.g., explanation)?

Where do our concerns fit into the planning scheme and what are the mechanisms?

Where do I advocate for what?

What is the role of the planning scheme?

## Town Character, Economy, and Revitalisation

There was a call to revitalise Nambour's town centre while protecting character in neighbourhoods. Concerns focused on derelict shopfronts, building height impacts, and economic activity.



### Questions raised by community were:

Are there plans to revitalise Nambour centre?

What does the concept of revitalisation of Nambour look like?

How will character in areas of higher density or increased building height be protected (e.g., Duce St, Nicklin St)?

What creative and innovative incentives are Council activating to develop Nambour and stop private property owners leaving their shopfronts to rot and/or charge unrealistic rents?

## Housing, Affordability, and Social Issues

Affordability and inclusiveness were raised as issues, including Council's role in supporting vulnerable groups, enabling diverse housing types, and managing social needs like homelessness.



### Questions raised by community were:

Concerns around homelessness.

Can there be a men's meeting place in Nambour?

What is Council's plan for short-stay accommodation (e.g., Airbnb)?

What is Council's role in providing affordable housing?

I would love to live around Maroochydore – how can this be supported?

I am on the NDIS and saving for my own home – what help can Council provide?

## Strategic Planning and Vision

Participants wanted to understand the bigger picture and how codes implement strategy, what role developers play, and how modern ideas like accessibility and “smart city” concepts are being incorporated.



### Questions raised by community were:

*What is in the codes to implement the strategic plan?*

---

*What is the role of developers (vision)?*

---

*How is accessibility being incorporated in the planning scheme?*

---

*What does “smart city” mean in the context of the planning scheme (e.g., surveillance, safety)?*

---

## Council Accountability and Financial Impact

Some questions targeted Council directly, asking about rates and financial motivations behind the scheme.



### Questions raised by community were:

*What is Council doing with the rates?*

---



## FORUM 2 – BUDDINA – 16TH AUGUST 2025

### SUMMARY OF THEMES RAISED BY COMMUNITY PARTICIPANTS:

#### Zoning, Density, and Building Heights

Concerns focused on zoning decisions, loss of amenity, and creeping building height. Questions reflect concern about the “Gold Coast effect”, loss of backyards, and rezoning that favours developers.



#### Questions raised by community were:

What quality of living will residents have along Nicklin Way?

Why is the zoning different along the street?

What stops development creeping?

Do we have a height visual for areas subject to change?

Will this remove backyards (e.g., in Maroochydyore)?

Why is Kawana Island being left alone?

Why is the zoning of Blue Care Tourist ALC on Nicklin Way proposed to be Tourist Accommodation Zone?

What protections are in place for single homes in medium/high density areas?

Has a liveability study been done to support the plan/changes?

Why is the housing here (not at Birtinya)?

What happens with dwellings backing onto development (shops) along Nicklin Way (e.g., access)?

Why can't I build a new home in up-zoned areas?

How will impacts on privacy/liveability be managed?

Why are some areas zoned differently?

What is the footprint for a 4-storey building?

Why is our land being rezoned?

What is the evidence-based justification for the plan?

Can you explain the reasoning behind changing the first 20 houses in Brentwood Ave Mooloolaba from low density to medium density?

Under the new scheme, why are zones inconsistent in height (Neighbourhood Centre Zone varying from 2 to 8 storeys)?

Why rezoning of Pacific Boulevard and Oceanic Drive to limit development to units only?

What is the justification for removing a 150-year-old tree and rezoning Cotton Tree Library Park to 12 storeys?

Why is Cotton Tree Caravan Park being rezoned for taller buildings?

Why are most of Kawana Island properties exempt from rezoning?

Why prohibit house development in Medium Density?

Zones changed to medium density in Brentwood Avenue – how can this be justified in a dead-end street near a school?

Your new scheme allows 4-storey apartments opposite existing single homes in Warana – what about privacy and family security?

Why change the zoning in Kawana when Horton Park Golf Club was bought for high density living but sits undeveloped?

Why is current Low & Medium Low zoning being increased to Medium, catering specifically to developers?

Why is there density increase along Nicklin Way but not further west (Nambour, Woombye, Yandina, Forest Glen)?

Does the proposed planning scheme indicating a minimum reconfigured lot size of 800m<sup>2</sup> mean selling to a developer is not possible unless neighbouring lot/s amalgamate with mine to meet the 800m<sup>2</sup> minimum lot size?

What plans do council have to maintain quiet enjoyment and privacy of the currently owned properties with fee simple property titles?

## Infrastructure Provision and Capacity

Concerns were expressed that infrastructure is not keeping pace with rezoning. Questions covered who pays, guarantees of delivery, and capacity for utilities, healthcare, and schools.



### Questions raised by community were:

*How can surety be provided for completion of infrastructure to support development (including aging infrastructure)?*

*Who pays for the infrastructure (water, sewer)?  
Developer or ratepayer?*

*What is the demographic planned for, including access to development?*

*Does council have guarantees of hospital beds and schools from state and federal government before approving growth?*

*What about healthcare, already overcrowded?*

*What infrastructure is planned for more primary and secondary schools?*

*Will rates rise due to massive infrastructure costs from growth?*

*What will the impact be on rates for residents funding upgrades to roads, water, sewerage?*

*What's the penalty if council doesn't meet state targets?*

*When will the density targets be reached (timeframe)?*

*What happens when the extra 75,000 turn up at the already groaning hospital with ambulance ramping etc.?*

*Can you please ask how water and sewage are going to be provided for the extra population?*

*Where is the water coming from?*

*How are they planning to double the sewage treatment plant's capacity at Fisherman's Rd?*

*Where is the land for this?*

*What future infrastructure will be planned for including new schools, improved roads, traffic management, and community and sporting facilities?*

## Transport, Traffic, and Parking

Traffic congestion on Nicklin Way was raised as an issue, alongside parking shortfalls, emergency access, and questions of rat-running in backstreets.



### Questions raised by community were:

What provision has been made for emergency vehicles along Nicklin Way?

How will Nicklin Way cope with increased density (why not place growth at Buddina)?

How will parking be managed for higher density housing?

How will traffic impacts on back streets be managed?

When is the transport corridor coming?

How can growth be proposed without a clear Nicklin Way plan (excuse that it's a state road)?

Council said rat-running already happens – why add more traffic?

Is there a plan to manage traffic increases when Nicklin Way is already blocked most days?

Parking is already an issue in Maroochydore east and west of CBD – how will this be eased?

Parking is already an issue in coastal corridor before rezoning – how will it be addressed?

Average household has 2–3 cars but units provide 1 space – what is Council's solution for overflow parking?

Why does the parking code only require half the realistic spaces needed?

Wurtulla West has only one entry via Paringa St – how will rezoning pressures be managed?

Will these high rises only have one allocated car park or two?

## Green Space and Environmental Offsets

Residents emphasised the importance of protecting beaches, dunes, turtles, wildlife, and water quality. Flooding, stormwater, and climate change were frequently cited risks.



### Questions raised by community were:

What level of environmental impact study has been done (Buddina/Minyama wildlife)?

What is the impact of building heights on fauna?

What flood mitigation measures will be put in place?

What stormwater modelling has been done?

How does the plan meet state water quality requirements?

Has protection of beaches been considered (e.g., turtles, blue zones, Pt. Cartwright to Currimundi)?

Can dark sky lighting standards apply to the coast?

What percentage of land will remain green or open space?

Have bat colonies (Jessica Park) been considered with taller buildings?

How will destruction of migratory birds and sea creatures be avoided?

How will drainage be controlled to reduce flooding with more roofs and less green area?

What is the plan to protect dunes with more beach use?

What is the plan for turtle impacts from night glow at Buddina?

What green space plan exists alongside higher density?

How has climate change risk (floods, erosion) been factored into the scheme?

What about coastal habitat, migratory animals, and flood zones with 6-storey rezonings in Cotton Tree?

Light pollution – how will impacts on nesting turtles be managed?

Can you please ask if the environmental impact has been reviewed for Minyama and Buddina?

Has an environmental impact assessment been done regarding the colony of bats that roost in Jessica Park?

## Community Engagement and Trust

Residents questioned whether consultation is genuine, whether Council listens, and if decisions are driven by State mandates. Many expressed feeling disenfranchised.



### Questions raised by community were:

---

*How can the community have more involvement?  
Why is the plan changing/happening?*

---

*Is government listening?*

---

*How will submissions be reported, and when?*

---

*How is Council informing people about  
engagement opportunities?*

---

*What will Council do with the data collected?*

---

*What changes will occur during construction and  
how will residents be kept updated?*

---

*What happens with community input on code  
assessable applications?*

---

*What is Council's role in development?*

---

*How does the plan still stand when things have  
changed since 2020?*

---

*Does Council/State have adequate measures to  
protect quality of life?*

---

*Has this plan been abandoned?*

---

*Can community influence or change the plan?*

---

*Why is Sunshine Coast planning for additional  
dwellings above the SEQ Regional Plan targets -  
an additional buffer figure?*

---

*What is the justification for different zones?*

---

*Are these meetings just "tick the box"  
consultation?*

---

---

*Why was the forum venue so small – did Council  
want to limit participation?*

---

*Why was the plan sent to State before any public  
input?*

---

*Why not allow an online referendum for true  
community voice?*

---

*Will Council actually listen and implement what  
residents want?*

---

*If feedback is overwhelmingly negative, can the  
proposal be stopped?*

---

*Is the proposed plan already inevitable – are  
meetings just lip service?*

---

*What is the % of people needed in the community  
to have the new planning scheme officially  
opposed?*

---

*Is it worth showing up even if it's booked out to  
show support at Buddina?*

---

*Would residents be prepared to not pay their rates  
in protest of the rezoning if it goes ahead as is?*

---

## Housing, Affordability, and Social Issues

Residents raised affordability, housing diversity, and displacement risks. Some feared units cater only to elites, while others asked about provision for low-income and homeless populations.



### Questions raised by community were:

---

*Affordability of units – are they only for elites?*

---

*Housing for low socio-economic groups – where will they live?*

---

*Is the plan really addressing the housing crisis?*

---

*Why place affordable housing in expensive coastal areas?*

---

*What percentage of new developments will include public housing?*

---

*Will there be provision for social housing and community services?*

---

*What about homeless accommodation?*

---

---

*How will body corporate levies and rising insurance costs affect residents' affordability?*

---

*What are the options for homeowners of small blocks (e.g., 550m<sup>2</sup> in Warana) being rezoned to medium density?*

---

*Why would people be displaced (residents in “The Groves” can’t afford new units)?*

---

*Can duplexes in low density zones be used for short-term accommodation?*

---

## Economy, Tourism, and Local Character

Many questions asked whether the planning scheme supports local jobs, tourism, and liveability. Concerns were raised that growth will damage the Sunshine Coast's identity.



### Questions raised by community were:

---

*Didn't Council buy back Horton Park Golf Club for high density – why bring it to Kawana instead?*

---

*Has Council considered the short-term economic impact (renovations and spending on hold)?*

---

*How will growth affect tourism and coastal businesses that rely on low density, unique character?*

---

*What is Council doing to support businesses and jobs for new residents?*

---

*What plans exist for training tradespeople to build all the new housing?*

---

*What is the Council's primary aim – growth or maintaining liveability?*

---

---

*How will character and security be maintained in single-storey neighbourhoods (e.g., Wurtulla)?*

---

*What is the plan for Bokarina shopping/high-rise/park area?*

---

*What is the role of developers – how are they chosen, and how will land banking be addressed?*

---

*Where will all these tradesmen and women learn their trades to have enough workers in the industry to complete the workload?*

---

*What support to businesses is council providing to increase employment to new residents?*

---

## Council Accountability and Financial Impact

Some questions suspect rezoning is motivated by revenue-raising. Questions pressed for transparency on rates, profits from development, and budget decisions.



### Questions raised by community were:

*Has Council calculated how much money will be made from rezoning and will this be shared?*

*My property rates will jump from \$4,000 to over \$480,000 – how is this justified?*

*Is this a money grab to increase revenue?*

*Sunshine Coast rates already among highest in Queensland – why increase further?*

*Why weren't internal CFO warnings about budget overspending acted on?*

*Will rates change for homes rezoned to 6 storeys?*

*Would rezoning increase or decrease rates on Wandoo St?*

*Why can't Council manage the budget without relying on rezoning for revenue?*

*Will there be compensation to property owners affected by rezoning?*

## Strategic Planning and Vision

Questions challenged the overall vision on population growth, SEQ targets, 20-minute city concept, and whether Council is too compliant with State directions.



### Questions raised by community were:

*How binding are State Government expansion targets?*

*How have population forecasts been determined – are they Council's or State's?*

*Why is Sunshine Coast accepting State population growth edicts when Noosa capped growth?*

*When will Sunshine Coast population be capped?*

*Why add 60,000–97,000 dwellings as a buffer above the SEQ Regional Plan?*

*Is this part of 20-minute cities?*

*Why pursue unsustainable growth damaging tourism and the environment?*

*What's the long-term timeline for rezoning and density build-out?*

*What crime prevention measures are being implemented?*





# FORUM 3 – CALOUNDRA – 20TH AUGUST 2025

## SUMMARY OF THEMES RAISED BY COMMUNITY PARTICIPANTS:

### Housing, Affordability, and Social Issues

Residents raised concerns about housing diversity, affordability, displacement, short-term rentals, homelessness, and maintaining community stability.



#### Questions raised by community were:

What % of these apartments will be affordable for people to enter the property market?

How will council guarantee that these homes will be owner occupied or long term residents to help with the housing crisis and ensure us that these homes won't become short term rentals/Airbnb?

Your slogan is 'Our future is worth planning for'. How will this provide/enable for a diversity of housing/people – broader demographic than older people

The Sunshine Coast is developing what demographer Bernard Salt describes as the Manhattan Effect... How does the council propose to combat this?

How can the planning scheme provide the right mix of housing to help with homelessness?

With so many areas proposed as tourist accommodation, where are residents going to live?

Why are we turning neighbourhood areas into increased density areas – e.g. Warana, Currimundi, Golden Beach?

### Zoning, Density, and Building Heights

This was concern about density increases, potentially conflicting information on zoning, and impacts on community character, property value, and rights.



#### Questions raised by community were:

Are there better locations to plan larger scale consolidated development?

Has the blanket increase to medium density in Battery Hill and Dicky Beach taken into consideration whether it's actually feasible or appropriate?

Has the draft planning scheme been created on the proviso of locating density around the rapid rail that is no longer occurring?

Has the draft scheme considered increased density around the new rail and wave project that is committed?

If we rebuild and want to build a single dwelling, if the rezoning is approved then can we be forced to build multi dwelling?

Why can't I knock down and rebuild my own home in a rezoned area?

What does unspecified maximum height mean for the blocks in the Caloundra CBD?

This is currently a predominantly residential area ... what does this proposed plan mean for home owners... 2 levels, not 3,4 or more?

What is the Bellara St, Alstonville Way area targeted for? Why is it proposed to be a higher density zone?

What has happened to the concept of gentle density?

The swipe tool seems to have contradictory information re zones and heights...

Why are some areas/suburbs deemed 'character' when original buildings are being replaced by modern buildings?

Why are some areas like Dicky, Moffat and Shelly protected from any change which results in other areas needing to absorb more of the growth?

How will plan provide for provision of utility services – water, sewer?

What will be the rules around short-term stay (e.g. AirBnB) and protecting residential living?

## Infrastructure Provision and Capacity

Community members questioned whether infrastructure (schools, hospitals, water, sewerage, roads) can keep up with the proposed growth.



### Questions raised by community were:

*How are our struggling school and hospitals going to cope with the increased population?*

*How will our already struggling hospitals and schools cope with the proposed population increase?*

*How will public housing properties be managed that are suddenly increased in zoning?*

*With increased density how is additional greenspace at neighbourhood level being provided?*

*How will local streets cope with increased density?*

*How do other plans for infrastructure fit in?*

*How will stormwater issues be managed?*

*What is the plan for stormwater infrastructure?*

*How does infrastructure keep community safe?*

*Are there going to be changes to speed limits to provide for safe streets?*

*What will roads be impacted and widened? Will it impact houses? Or high rises?*

*How will increased [density] provide for services – Dr [Doctors], schools, other social services?*

## Environment, Open Space and Liveability

Environmental protection, green space, tree canopy, and liveability outcomes were highlighted, with concern about the effect of density on amenity and natural assets.



### Questions raised by community were:

*At the moment increased density... leaves no room for a blade of grass...*

*Why aren't the beaches included in the natural spaces to protect?*

*How will tree canopy loss (shade + amenity) be managed?*

*How will we protect/enhance our green spaces?*

*Would a moratorium be considered in Golden Beach on account of the Bribie Island breakthrough.*

*Why can't the council build on areas of land (i.e. along Kawana Link Road...) instead of trying to redevelop old areas?*

*Why here? Why not in greenfield areas?*

*Why can't density be spread out, not concentrated?*

## Transport, Traffic, and Parking

Concerns were raised about traffic from increased density, parking provisions, safety on streets, and the adequacy of active and public transport.



### Questions raised by community were:

*As roads get busier, it gets harder for people to cross them...*

*What about the fact that developers can "purchase" carparks from the council?*

*Why are dual driveways allowed for single homes across verges?*

*Will parking be provided for e-scooters & other vehicles?*

*Will there be time-limited parking?*

*How will the plan provide access, active transport and protect character of the area (e.g. Moffat Beach)?*

*How is Council going to deal with transport & while not relying on public transport?*

*How will traffic be managed (& parking) from high rise development?*

*How can the Council manage parking of "toys" e.g. caravans, trailers etc. (kerb space issue)?*

*What is planned with public transport to support plan change?*

*Is public transport going to support the plan?*

## Community Engagement and Trust

Many participants expressed scepticism about whether Council is listening, what will be done with feedback, and whether community voices influence the planning scheme.



### Questions raised by community were:

*How are our questions going to get back to us?*

*Will Council respond to questions before submission time closes?*

*How will answers to forum/community questions be provided? e.g. timing, online & subsequent questions?*

*Will answers be provided in time?*

*Will the consultation process be extended?*

*Who determines the plan? e.g. State (Growth)*

*How can Caloundra community work with Council?*

*How much difference can we make?*

*Have state politicians been involved?*

## Strategic Planning and Vision

Broader questions were raised about Council's direction, the planning framework, SEQ Regional Plan, growth targets, and urban consolidation strategy.



### Questions raised by community were:

Why has Council shifted to pro-development?

How is the process of development managed as well as the result?

What are the parameters that council are designing to in terms of liveability and amenity etc.

Why can't Beerwah stay as a major centre until Beerwah East comes on line?

How might the SEQ Regional Plan review change the planning scheme?

Has Council considered the Planning Act 2016 in understanding impacts to property?

Has CAMCOS/'The Wave' been considered in planning?

Has Council increased the SEQ Regional Plan occurring?

Are we overestimating growth?

Can we have a staggered plan?

How is local character protected?

Are there other areas for growth?

## Amenity, Privacy, Overshadowing, and Visual Impacts

Residents were questioning issues of privacy loss, overshadowing, and unclear impacts from taller buildings in low-rise neighbourhoods.



### Questions raised by community were:

How will Council change the approval process to assess impacts? e.g. privacy, wind from taller buildings

Can aspects of privacy & overshadowing from high rise be addressed & can Council change the approval process?

## Rates, Revenue, and Council Transparency

There was interest in how much revenue the Council might gain from growth, whether costs are justified, and how ratepayers will be affected.



### Questions raised by community were:

How much money is Council expected to earn from increased population (e.g. rates increases)?

Where do the population numbers come from & what influence does Council have?

## Public Safety and Crime

Community members raised issues about crime, social housing clustering, and perceptions of neighbourhood safety.



### Questions raised by community were:

*Increased crime and proposed support from Queensland Police?*

*How will Council manage conflicts?*

*How will communities be kept safe from increased density?*

## Other Questions (Uncategorised or Cross-cutting)



### Questions raised by community were:

*Anzac Avenue at Maroochydore*

*Development should not rob Peter to pay Paul*

*What is sustainable?*



# NEXT STEPS



## Public consultation ends 19 September 2025

Council will then work to assess the submissions.

Visit Council's **Have your Say** website –

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>

- ♦ Visit one of the remaining in-person drop-in sessions
- ♦ Drop-in to Sunshine Coast City Hall foyer
- ♦ Contact the project team directly
- ♦ Phone: 5409 0570
- ♦ Email: [newplanningscheme@sunshinecoast.qld.gov.au](mailto:newplanningscheme@sunshinecoast.qld.gov.au)
- ♦ Request a call back

**PLEASE NOTE:** This report has been prepared by MosaicLab on behalf of and for the exclusive use of Sunshine Coast Council (SCC). The sole purpose of this report is to provide SCC with materials produced at the proposed planning scheme community forums.

This report has been prepared in accordance with the scope of services set out by the SCC. In preparing this report, MosaicLab has relied upon the information provided by the participants at the Proposed Planning Scheme Community Forums. SCC can choose to share and distribute this report as they see fit. MosaicLab accepts no liability or responsibility whatsoever for or in respect of any use of or reliance upon this report by any third party.

*MosaicLab is a Victorian-based consultancy that specialises in community and stakeholder engagement, facilitation, negotiation, strategic planning, and coaching.*



**REPORT PREPARED BY:**  
**mosaicLAB**  
[www.mosaiclab.com.au](http://www.mosaiclab.com.au)