

28 July 2025

Melva Hobson PSM
President
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BY EMAIL: mail@oscar.org.au

Dear Melva

Re: NEW PLANNING SCHEME CONSULTATION – FURTHER INFORMATION

Thank you for your letter of 13 July 2025 requesting further information regarding the consultation program for the proposed Sunshine Coast Planning Scheme.

It is acknowledged that, at the time of writing, OSCAR would not have had the benefit of the materials now published on Council's Have your Say project webpage.

In reply to the various queries raised in your correspondence, please see Council officer responses below.

A. Items 1 to 5

Council's Have your Say page for the proposed planning scheme includes several tools which help to clearly identify changes incorporated in the proposed planning scheme and the rationale for these proposed changes. These include:

- a "swipe tool" that provides for direct comparison between zoning and maximum building height allocations for each property on the Sunshine Coast under both the proposed and current planning schemes (go to [My property](#));
- a 'What's new?' information sheet that provides a summary of key changes between the current and proposed planning schemes (go to [Information sheet library](#))
- local plan interactive maps and information sheets that provide a detailed summary of key changes by local plan area (go to [Your local area](#)); and
- other information sheets that explain many aspects of the proposed planning scheme by topic, including zones, overlays, etc (go to [Information sheet library](#)).

The proposed planning scheme itself, also incorporates rationale statements as explanatory material that detail the rationale for particular policy positions and planning provisions.

I also note that the mapping component of the proposed planning scheme specifically identifies State layers that have either statutory effect or are provided for information purposes only.

Given the complexity of the proposed planning scheme and the range of matters it covers, it is not practical to identify every change from the current planning scheme or the rationale for all policy positions or planning provisions. However, the tools provided on the Have your Say project webpage cover most of the key changes proposed and offer a range of ways to explore these changes.

In respect to community feedback, the proposed planning scheme aligns with the preliminary planning directions identified in the preliminary consultation phase, except where these directions were varied as a consequence of the consideration of sentiment received as part of that process, or at the direction of Council (as the decision making body) or the State government (as a consequence of the State Interest Review process).

Council officers have intentionally sought to remain faithful to the outcomes of the preliminary consultation when drafting the proposed planning scheme, noting that for some themes / areas, the outcome sought by the community was the provision of more detailed information (something that is now provided by the proposed planning scheme).

B. Item 6

The Local Government Infrastructure Plan (LGIP) is just one component of infrastructure planning for the region, dealing only with local government trunk infrastructure.

A proposed new LGIP has been prepared to support the proposed planning scheme and establishes schedules of planned trunk infrastructure across a range of networks.

A Priority Infrastructure Area (PIA) is defined which identifies the area within which development is determined to be 'in sequence' and required to pay infrastructure charges as a contribution toward planned trunk infrastructure. Outside of the PIA, development may be considered to be 'out-of-sequence' and subject to separate infrastructure arrangements that require delivery of additional infrastructure or payment of bring forward costs.

It is anticipated that the proposed LGIP will be subject to a separate community consultation process later this year.

A significant portion of the infrastructure necessary to support the future development of the region is not covered by the LGIP and either requires separate funding from other levels of government, is provided by other agencies (e.g. Unitywater) or is subject to Council's Capital Works Program.

However, the proposed planning scheme provides an important touchstone for these other entities and their infrastructure planning is informed by local government planning schemes.

Council has a high level of confidence that the proposed LGIP is appropriately aligned to the proposed planning scheme and will contribute to the provision of relevant local government infrastructure consistent with its limited role and statutory purpose.

C. Item 7

Although broadly similar to the current planning scheme, the proposed planning scheme incorporates:

- revised assessment rules, with clearer performance outcomes and risk-based triggers for levels of assessment;
- a simplified and more intuitive structure for community and applicant use; and
- enhanced guidance for interpreting development outcomes that are sought.

The overall effect of these improvements should be greater certainty regarding when a development application is required and the assessment benchmarks against which any development application is to be assessed.

The removal of overall outcomes from codes addresses a level of duplication that exists in the current planning scheme and reduces the length of most codes without removing important assessment criteria.

The calibration of levels of assessment remains broadly similar to the current planning scheme and consistent with Council's risk appetite. For the most part, development which is anticipated to occur in a zone has been attributed the lowest practical level of assessment (accepted development or code assessable development). Development that is potentially consistent or inconsistent with intent of a zone is generally made impact assessment.

Development that exceeds the maximum building heights specified in the proposed planning scheme, except where eligible for a maximum building height exemption, remains impact assessable.

D. Item 8

I can confirm that:

- for submissions made electronically, signatures are not required, consistent with the provisions for submissions to impact assessable development applications; and
- guidance provided on the Have your Say webpage, clearly outlines the requirements for making a properly made submission and the online submission form is designed such that its completion automatically results in the making of a properly made submission (go to [Make a submission](#)).

I trust these responses satisfactorily respond to the questions posed. Should you require any further information, please contact Stephen Patey, Manager Strategic Planning on stephen.patey@sunshinecoast.qld.gov.au.

Yours faithfully



Stephen Patey

Manager Strategic Planning