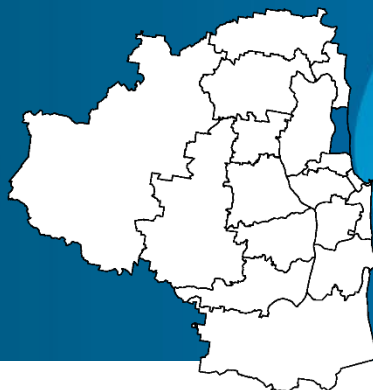


Proposed Sunshine Coast Planning Scheme

North Shore Local Plan Area

Information Sheet



Location and setting

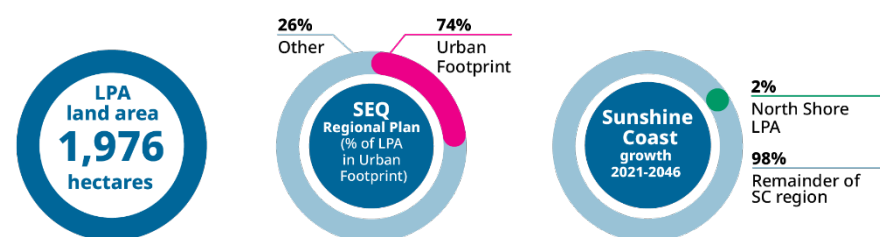
The proposed **North Shore Local Plan Area** (LPA) is located in the central-eastern part of the Sunshine Coast along the coastline, east of the Sunshine Motorway, north of the Maroochy River and south of Mount Coolum. It includes the established suburban communities of Twin Waters, Mudjimba, Pacific Paradise and Marcoola. The local plan area also includes the Sunshine Coast Airport, Airport Industrial Park and tourist resorts at Twin Waters and Marcoola.

Most of the area is relatively flat and close to sea level. Significant environmental features include Mudjimba Island, the Maroochy River, coastal wetlands, waterways, the beach and dune system. The proposed boundary of the North Shore LPA can be viewed in [ePlan](#). Opportunities for further growth and development in this local plan area are relatively low, primarily due to physical and environmental

constraints such as flooding and native vegetation as well as airport operations. The Sunshine Coast Airport site offers some opportunities for growth and development of airport related uses.

Share of region's growth

The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities close to existing and planned public transport. Planned growth will vary across the region depending on the location and, in some cases, will be further managed by requirements in local plans.

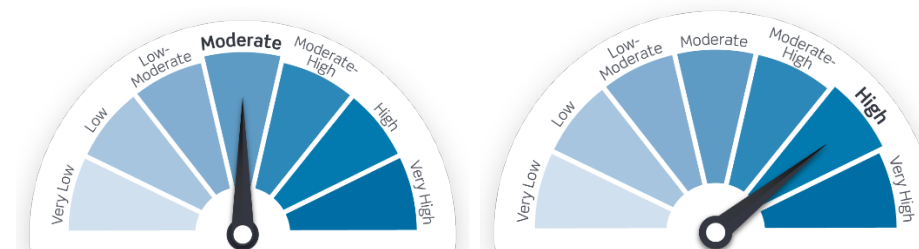


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are intended to provide an indication of relative growth across the Sunshine Coast, to assist the community to understand where growth is proposed to be accommodated under the proposed planning scheme.

Disclaimer The content of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand locally specific changes in the proposed planning scheme. Not all proposed changes are listed. Please refer to the other Information Sheets and the proposed planning scheme [ePlan](#) for further detail. © Sunshine Coast Regional Council 2025

What are the proposed changes?

Level of change proposed – Sunshine Coast Airport site

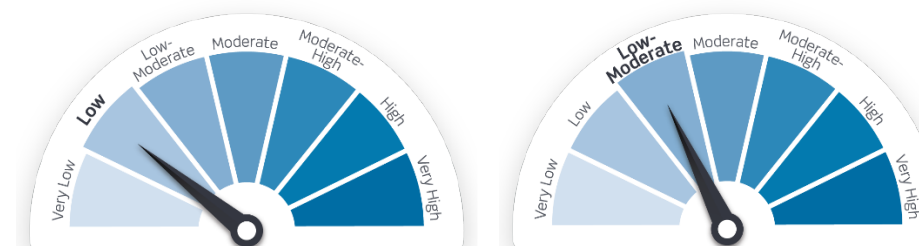


From current Planning Scheme

From existing (on-ground) situation

Explainer: The proposed planning scheme does not apply to the Sunshine Coast Airport site. Development in this area is regulated by the State Government.

Level of change proposed - remainder of LPA



From current Planning Scheme

From existing (on-ground) situation

Changes between the current and proposed planning schemes for the North Shore LPA include:

Land use

- No zoning changes proposed for most properties.
- Former Sunshine Coast Airport Public Safety Area proposed to change from Community Facilities Zone to Sport and Recreation Zone.

- Some additional Tourist Accommodation Zone identified on the western side of David Low Way, Marcoola.
- Some additional areas of Low-Medium Density Residential Zone identified at Pacific Paradise, Mudjimba and Marcoola to encourage housing supply and diversity.
- Limited Development Zone land at former Surfing World site (David Low Way, Mudjimba) proposed to be included in the Emerging Community Zone.
- Some rural land adjacent to Maroochy River proposed to change to Environmental Management and Conservation Zone.

Explainer: Some properties have been converted to an equivalent new zone under the proposed planning scheme. For example, residential zones are proposed to better align to building height categories. Similarly, smaller local centres have been included in the new Neighbourhood Centre Zone (e.g. Marcoola), and Medium and High Impact Industry Zoned land has been combined into a new general Industry Zone. For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits generally proposed to be maintained for most properties.
- New Tourist Accommodation Zone on western side of David Low Way Marcoola – proposed change from 8.5m to 3 storeys and 12m (to align with proposed zone change).
- Former Surfing World site - proposed change from 8.5m to 3 storeys and 12m (to align with proposed zone change).
- Sunshine Coast Airport Industrial Park – proposed change from 8.5m to 3 storeys and 12m for consistency with comparable industry areas.
- Retirement and aged care facility, Pacific Paradise – proposed change to 3 storeys and 12m to reflect existing and intended development outcomes.

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. In some

areas, this means the maximum height in metres has increased to retain the yield in storeys that could have been achieved under the current planning scheme height in metres allowance. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

- Minimum lot size in the Low Density Residential Zone proposed to change from 600m² to 450m².
- Low Density Residential Zone at Twin Waters - minimum lot size proposed to change from 600m² to 700m².
- Emerging Community Zone at Twin Waters West - minimum lot size proposed to be retained at 500m².

Other matters

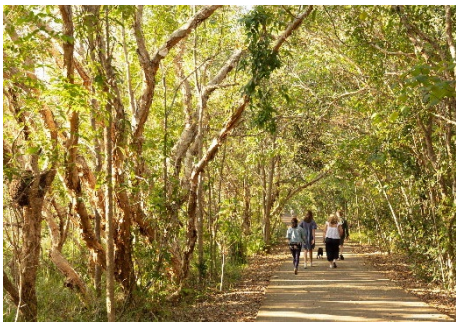
- Town of Seaside Local Plan Precinct proposed to be removed as this area is now almost fully developed.
- Twin Waters West proposed to be retained in the Emerging Community Zone with similar provisions to the current planning scheme.
- Pacific Paradise Bowls Club site proposed to be retained in Sport and Recreation Zone.
- Proposed to remove provisions relating to the new Sunshine Coast Airport Priority Development Area (PDA) as this site is now regulated by a separate development scheme which came into effect in September 2024 and is administered by Economic Development Queensland.

Proposed vision

The North Shore Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

The North Shore Local Plan Area remains a mostly low density coastal urban area comprising a number of beachside residential neighbourhoods, and the Sunshine Coast Airport. Framed by national park, coastal wetlands, secluded beaches and the Maroochy River, the residential communities of Mudjimba, Marcoola, Pacific Paradise and Twin Waters continue to accommodate predominantly low rise, low

density suburban development, with some additional tourist accommodation and low-medium density residential development clustered around existing nodes and centres. Leafy beachside village centres anchor these communities, providing local shopping, dining and other services.



The Sunshine Coast Airport has strengthened its role as the Sunshine Coast’s tourist and trade gateway. It has developed into a world class airport and continues to provide a catalyst for economic growth within the region. The airport site continues to develop, accommodating a wide range of aerospace and aviation activities as well as complementary and ancillary industry and commercial businesses.

Role in the Sunshine Coast region

In a region-wide context, the North Shore LPA provides:

	Regional landscape (coast)
	Major infrastructure
	Suburban living
	Tourism focus (coastal)

Note: The area may also provide other functions at a local level.

Get to know the detail

The proposed North Shore Local Plan includes detailed assessment provisions for development which seek to achieve the intended vision for the local plan area. A complete version of the proposed Local Plan can be viewed in [ePlan](#).



Visit haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme to view the proposed planning scheme and provide your feedback using the online submission form.

