

What's new?

The proposed planning scheme builds on the strengths of the *Sunshine Coast Planning Scheme 2014* (current planning scheme) while also implementing a range of changes to help manage growth and improve the regulation of development on the Sunshine Coast into the future.

Zoning will remain unchanged for most properties; however, in a small number of areas, zone changes are proposed to help manage population growth in a more sustainable manner or to respond to updated natural hazards information. New or updated overlay mapping may also affect some properties.



build on the strengths of the current planning scheme



implement changes to help manage growth



improve the regulation of development on the Sunshine Coast into the future

What is staying the same?

There are many things that the current planning scheme does well and that are proposed to remain the same or similar under the proposed planning scheme.

These include policy positions that aim to:

- protect and enhance our natural environment
- maintain a strong position on building height
- maintain a strong position on urban and rural residential development being contained within clearly defined local growth management boundaries
- maintain strong limitations on expanding development into unsuitable areas (e.g. land affected by physical, environmental and natural hazards constraints)
- recognise the Sunshine Coast as a 'community of communities' and focus on local area planning
- facilitate economic development and diversification
- protect and support our rural areas
- plan for improved active transport (walking and riding) and public transport.

What are the key changes in the proposed planning scheme?

Planning strategy

The proposed planning scheme reflects a shift in planning strategy to help manage population growth in a more sustainable manner and protect our green spaces. It seeks to accommodate a greater proportion of growth via consolidation in existing urban areas, particularly in and around activity centres and existing and proposed high frequency public transport. There are many reasons why a more balanced approach is needed to accommodate population growth into the future on the Sunshine Coast. For further detail, refer to the [Managing Population Growth information sheet](#).

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Housing supply and diversity

The proposed planning scheme aims to increase land supply for a range of housing types, and promote more affordable and diverse housing, including by:

- recognising Beerwah East as a proposed new greenfield master planned community (with a 'first stage' area of Beerwah East included in the Emerging Community Zone)
- creating opportunities for a diverse range of housing types, including more smaller dwellings to better match housing needs
- introducing provisions to encourage affordable and diverse housing, including small lot homes in suitable areas
- introducing new codes to regulate specific uses, including a new Short-Term Accommodation Code, Dwelling House (Small Lot) Code and Rooming Accommodation Code.

For further details, refer to the [information sheets](#) on Dwelling houses and dual occupancies, Multiple dwellings, Urban expansion land supply and Short-term accommodation.

Major regional green spaces

The proposed planning scheme includes new provisions to specifically identify and protect the Sunshine Coast's 'green frame', which includes the following regionally-significant elements:

- the Regional Inter-Urban Break, providing for an expansive area of non-urban land uses between the urban areas of the Sunshine Coast and greater Brisbane
- sub-regional inter-urban breaks between individual coastal and hinterland communities
- the Blue Heart
- the Lower Mooloolah River Greenspace
- the Coastline, including beaches, dunes and headlands.

For further details, refer to the Green frame [information sheet](#).

Climate change and natural hazards

Building future resilience to climate change, natural hazards and urban heat is a key focus in the proposed planning scheme. New and updated overlay mapping and codes are included in the proposed planning scheme for an improved and integrated response to the challenges of flooding, stormwater, coastal hazards, bushfire and landslide hazard. Changes to assessment provisions have also been made in some cases. For further details, refer to the [information sheets](#) on Climate Change, Flooding and Stormwater and the Coastal Hazards Overlay.



Sunshine Coast Design

The proposed planning scheme introduces new provisions to ensure [Sunshine Coast Design](#) principles are reflected in new developments. These provisions focus on supporting better design outcomes, in particular for apartment buildings, townhouses and dual occupancies. The goal is to protect and enhance the unique character of our local areas and improve the overall quality of development in our communities.

Industrial land

To support local employment, the proposed planning scheme provides for an increased supply of zoned industrial land and greater flexibility for

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industrial uses, through the rationalisation and simplification of industrial zone categories. Refer to the Industry Zones [information sheet](#) for further details.

Zone and building height changes

Some zone and building height changes are proposed, mostly in key urban areas close to centres, employment, infrastructure and services. The proposed scheme also introduces 5 new zones:

- Mixed Use Zone
- Industry Zone
- Innovation Zone
- Low-Medium Density Residential Zone
- Neighbourhood Centre Zone.

The industrial zones have been streamlined for simplicity and flexibility, specifically the Medium Impact Industry Zone and High Impact Industry Zone have been combined into a new Industry Zone.

New way of regulating building height

The current planning scheme regulates height in metres only. The proposed planning scheme regulates height in both metres and storeys. For further details, refer to the Height Overlay [information sheet](#).

New minimum lot size map

New property-specific minimum lot size mapping is included in the proposed planning scheme to support the Reconfiguring a Lot Code, allowing a more transparent and localised approach to regulating subdivision. Changes to the minimum lot sizes are proposed in some areas. For further details, refer to the Subdivision and reconfiguring a lot [information sheet](#).

First Nations interests

The proposed planning scheme includes new provisions that promote the protection of First Nations interests in a way that complements the *Aboriginal Cultural Heritage Act 2003*. These provisions require consideration of First Nations cultural heritage values early in the development process for some development proposals.



New Local Plan areas

The proposed planning scheme introduces 18 new local plan areas covering both urban and rural areas, with all areas of the region being included in a local plan area. Each local plan provides unique planning provisions for development in these areas that vary the general provisions of the planning scheme where necessary.

New and improved overlay mapping

Updated overlay mapping is proposed for a range of matters including flood hazard, coastal hazards, bushfire hazard, steep land, biodiversity protection (including vegetation, waterways and sea turtle overlay mapping), scenic amenity, infrastructure and agricultural land (proposed new overlay).

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Other notable changes

- New provisions supporting the Brisbane 2032 Olympic and Paralympic Games and legacy.
- New standards and provisions have been introduced to respond to emerging technologies such as electric vehicle (EV) charging, e-mobility and ride-share.
- Improved technical guidance and standards to support best practice development. For example, there are 26 new and improved planning scheme policies (the current planning scheme contains 21 planning scheme policies).
- The content of the proposed planning scheme (text and mapping) is published in a new interactive digital format (called 'ePlan') to improve its accessibility and useability.

What about my property?

Zoning will remain the same for most properties on the Sunshine Coast. However, changes are proposed in some areas.

New and updated mapping on a range of other matters, including natural hazards and minimum lot sizes, may also affect some properties. It is important to check whether there are any changes proposed for your property and/or local area and find out what these changes mean.

It is also important to note that planning scheme provisions, including zoning and overlays, have no effect on a property unless new or expanded development is proposed, provided that existing development and works on the property are lawful.

Visit Council's Have Your Say website to view the ePlan proposed planning scheme (text and interactive mapping), produce a site report containing details for any property, view a summary of changes for local areas or make a submission to Council using the online form.

How can I find out more?

- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

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



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