

Role of the State Government in planning

Queensland's planning system

The State Government plays a key role in planning for our communities by overseeing and managing Queensland's planning system through a range of tools, including planning legislation, the State Planning Policy (SPP) and regional plans.

Local governments must operate in accordance with state planning legislation and align their planning schemes with the SPP and any relevant regional plans.

The State Government outlines its interests in planning and development matters through the SPP and regional plans, including land use intents for different areas to support a region's growth pattern and other policy objectives.

This information sheet explains the State Government's role in planning and how this may impact the Sunshine Coast region.

State planning powers

The State Government has broad ranging planning powers in the process for making and amending local planning schemes, including:

- Mandating roles and responsibilities in plan-making.
- Establishing the legislative framework for planning through the [Planning Act 2016](#) (the Act) and [Planning Regulation 2017](#) (the Regulation).
- Setting out and administering state and regional planning policy to be delivered

through local government planning schemes. The [State Planning Policy](#) (SPP) and regional plans, like [ShapingSEQ South East Queensland Regional Plan 2023](#) (SEQ Regional Plan), set out the State's interests in plan-making.

- Determining which planning instruments prevail where there are inconsistencies. In these situations, the SPP and regional plans prevail over local planning instruments (e.g. planning schemes) to the extent of the inconsistency. This ensures that state and regional interests are upheld in local planning decisions.
- Advising on certain local government actions during the plan-making process, including:
 - requesting further information and/or pausing the plan-making process to verify and understand implications for state interests
 - imposing conditions on a proposed planning scheme to address state interests, which may (or may not) align with local community feedback
 - confirming when public consultation can proceed
 - specifying the minimum requirements for community engagement.
- Approving local planning schemes and amendments.
- Setting mandatory content for local planning schemes (e.g. zones, zone purpose statements and standardised terms and definitions).

- Mandating certain levels of assessment for development (e.g. provides for certain types of development to be exempt from the planning scheme or not require a development application to be made in certain circumstances).

In addition to plan-making powers, the State Government:

- Can facilitate certain types of development that may not comply with a local planning scheme through a [Ministerial Infrastructure Designation](#) (e.g. Peachester Rural Fire Station) or the [State Facilitated Development](#) process (none yet announced in the Sunshine Coast region).
- Can declare Priority Development Areas (PDAs) to accelerate development to benefit the community and economy (e.g. Caloundra South (Aura), Maroochydore City Centre and Sunshine Coast Airport).
- Can take urgent action to protect state interests as if it were the local government.
- Sets the maximum infrastructure charges a local government may apply to development.

Implications for the Sunshine Coast and the proposed planning scheme

Sunshine Coast Council is currently in the process of preparing a proposed planning scheme that will replace the current planning scheme (*Sunshine Coast Planning Scheme 2014*).

A planning scheme is not only a reflection of local planning policy developed by Council in consultation with the community, but also a reflection of state-directed planning policy.

As noted earlier, the proposed planning scheme is required to incorporate relevant state interests in accordance with relevant planning legislation, the SPP and the SEQ Regional Plan.

For the Sunshine Coast, this includes, but is not limited to, the following matters:

- A pattern of settlement that is consistent with the SEQ Regional Plan land use categories (e.g. the Urban Footprint defines where urban development can be located, subject to further investigations by Council).
- Meeting minimum population and dwelling supply targets, maintaining a minimum 60/40 consolidation/expansion dwelling growth ratio and prioritising high amenity areas to support increased residential densities in locations that benefit from a combination of access to high frequency public transport, community facilities, open space and activity centres.
- Achieving dwelling diversity targets e.g. providing for less detached housing (single dwellings) and more low-rise attached dwellings (duplexes, granny flats), medium-rise attached dwellings (mid-rise apartments/units) and higher-rise attached dwellings (multi-storey apartments/units).
- Achieving an appropriate supply of social housing and affordable housing in new communities.
- Providing sufficient industrial land supply to meet future employment and business needs.
- Establishing a land use pattern aligned with the planned delivery of reliable high frequency public transport services, such as the Direct Sunshine Coast Rail Line and the

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proposed Sunshine Coast Public Transport project and connecting these with planned walking and riding infrastructure

- Protecting and maintaining rural and agricultural production areas.
- Protecting and sustainably managing the region's catchments and significant green spaces (e.g. the Blue Heart and the Moreton Bay-Sunshine Coast Northern Inter Urban Break).
- Protecting people and property from the impacts of natural hazards like bushfire, flood, coastal erosion and landslide.
- Protecting biodiversity and other environmental values (e.g. Matters of State Environmental Significance are required to be identified in the planning scheme, which may have implications for the location, scale and intensity of development).



How can I find out more?

- Go to the following information sheets:
 - What is a planning scheme?
 - Key elements of a planning scheme
- Go to the following State Government resources:
 - State Government 'Planning overview' webpage: <https://www.planning.qld.gov.au/planning-overview>
 - State Government 'Planning framework' webpage: <https://www.planning.qld.gov.au/planning-framework>
 - State Planning Policy (SPP): <https://www.planning.qld.gov.au/planning-framework/plan-making/state-planning/state-planning-policy>
 - 'Shaping SEQ' South East Queensland Regional Plan 2023 (SEQ Regional Plan): <https://www.planning.qld.gov.au/planning-framework/plan-making/regional-planning/south-east-queensland-regional-plan>

What next?

To find out more about the New Sunshine Coast Planning Scheme Project, visit [Council's website](#).

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