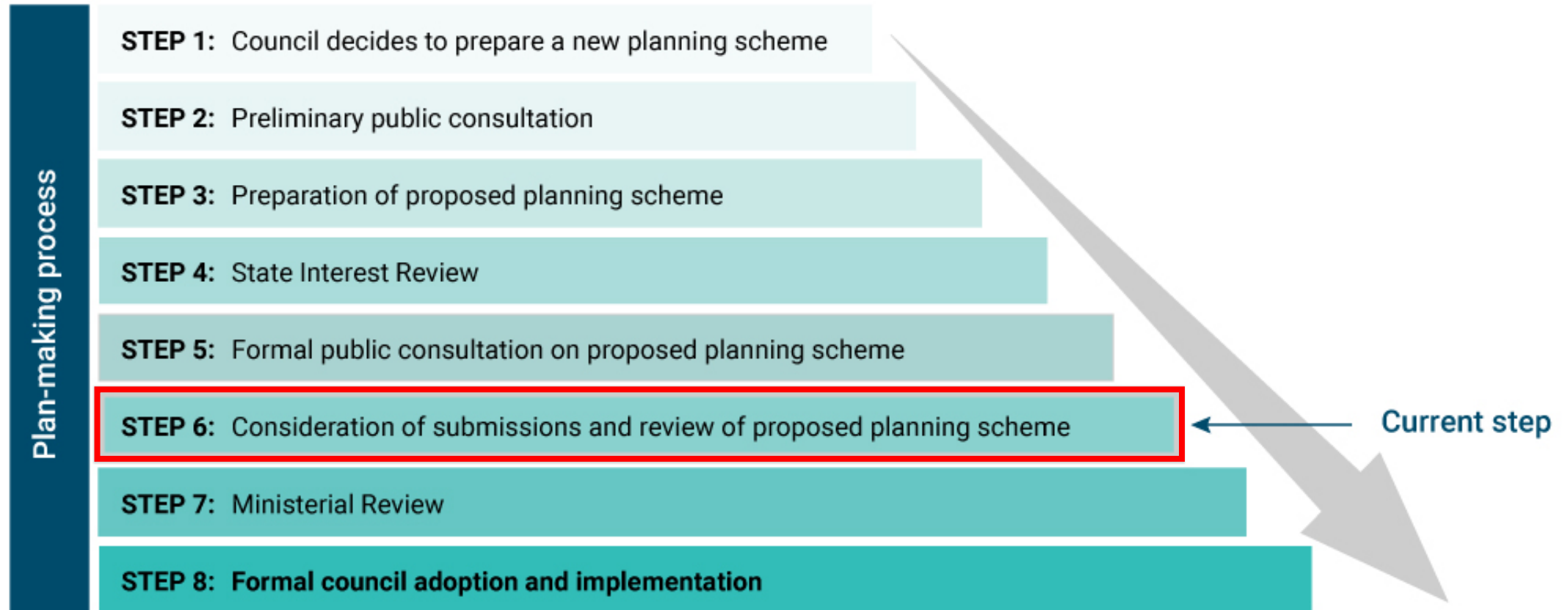


Sunshine Coast Business Council Think Tank Series 10

Status of Proposed Sunshine Coast Planning Scheme

25 May 2026

Plan-making process



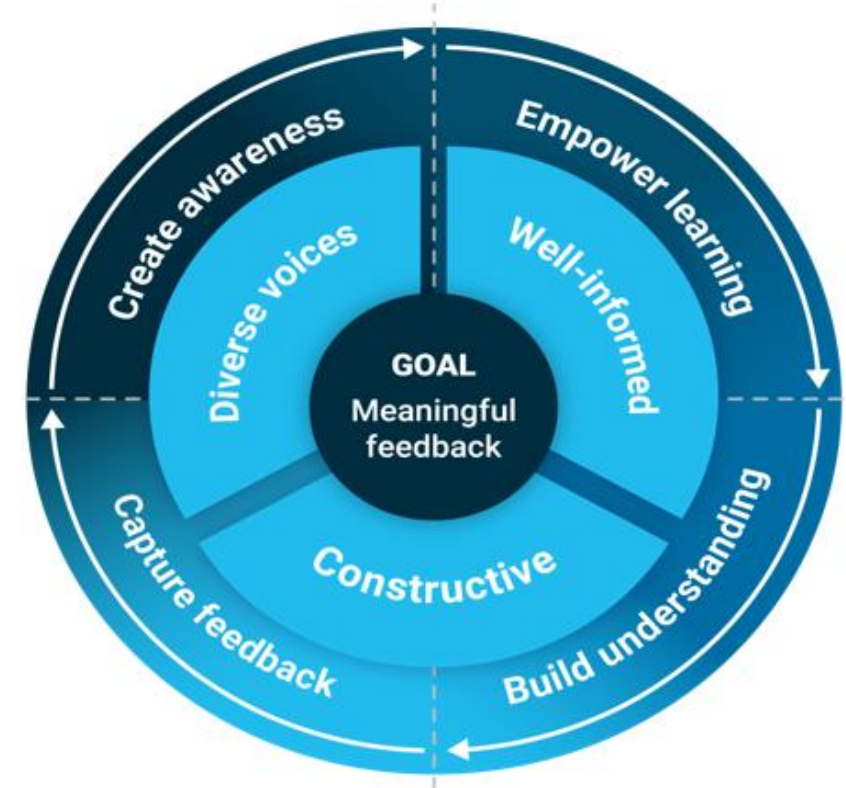
Consultation program re-cap

Plan-making community consultation phases

- **Preliminary consultation** (non-statutory) - conducted in early 2022.
- **Formal public consultation** (statutory) - conducted in the second half of 2025.

Formal public consultation program

- **Goal** - opportunity to provide meaningful feedback on the proposed planning scheme.
- **Objectives** - create awareness, empower learning, build understanding and capture feedback.
- **Timing** - Pre-launch: 3 weeks, Active consultation: 10 weeks, exceeding minimum statutory requirement.



Promotion and awareness

Digital and traditional media reached a broad cross-section of the community



221k

Emails sent



3.06M

Digital advertising views (impressions)



163k

Rates notices
emailed and posted

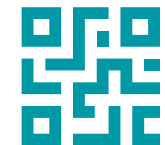


113 traditional media mentions



122 radio ads

25 print ads



1,019 QR code scans

Out-of-home advertising
(footpath decals)

Participation and engagement

One of Council's largest ever engagement programs



75k

Visitors to webpage (unique)



260k

Total webpage views



4,549

Submissions received



162 City Hall customer service enquiries



1,499 attendees across 23 information sessions



539 stakeholders briefed at 10 stakeholder events



779 attendees at 3 community forums



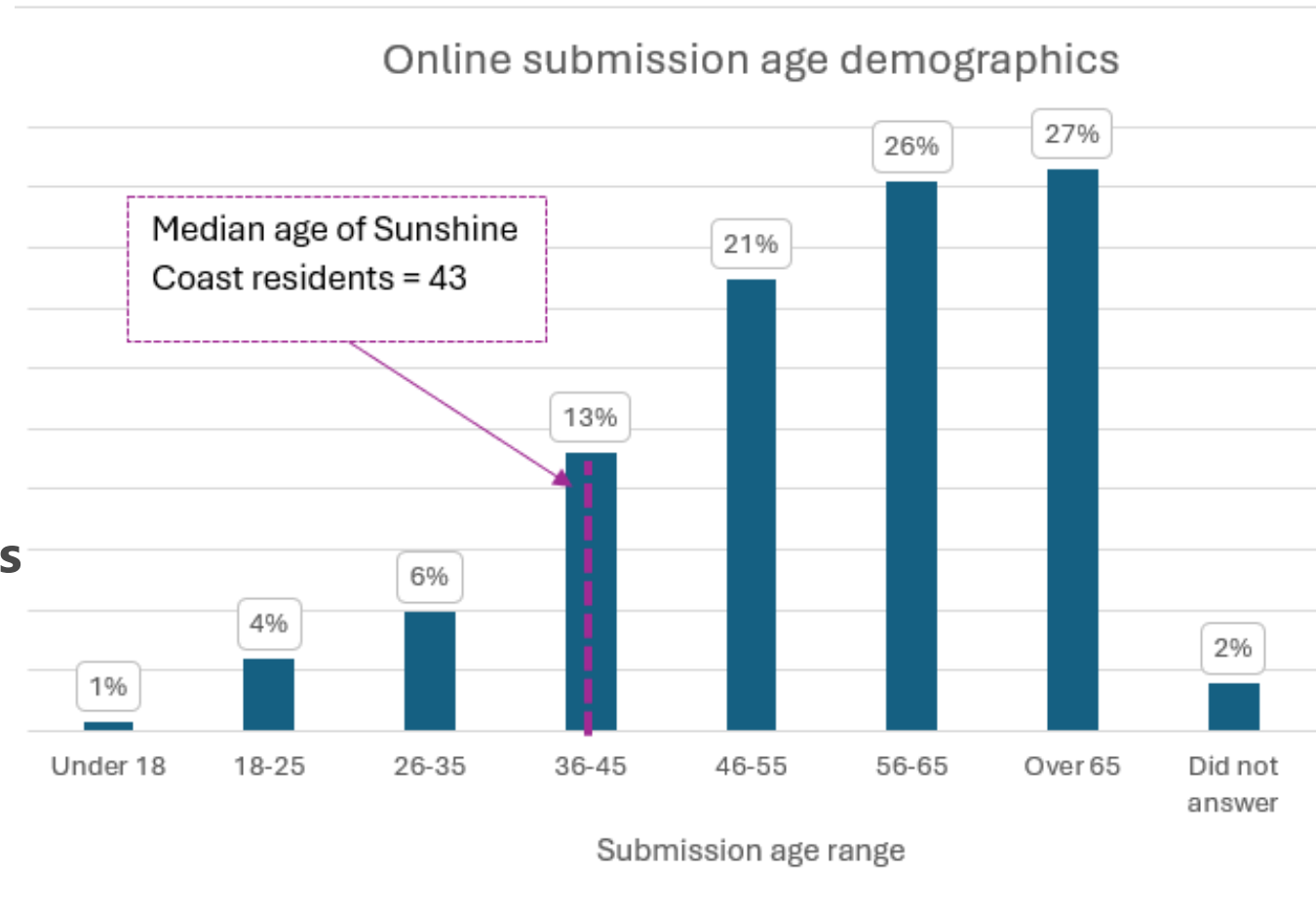
336 email enquiries



269 incoming calls

Submissions

- **4,549 submissions**, from **3,609 unique submitters/submitter groups** - multiple submissions from the same submission maker/s.
- Number of unique submitters equates to less than **1% of the Sunshine Coast's population**.
- Over **half of online submissions >55 years** (average age 57).



Some emerging themes



Coastal Corridor



Approach to
managing growth



Supporting
infrastructure



Environment, landscape
amenity and overlays



Use and subdivision
of rural land



Economy, centres
and industry areas



Residential uses -
code provisions



Specific mapping and
drafting requests



Localised issues

Combined submission



- **Housing supply shortfall worsening** – Current supply and infill delivery rates cannot meet projected demand.
- **Over-reliance on infill development** – Unlikely to meet demand due to feasibility, fragmentation and community barriers.
- **More greenfield land needed** – Critical to unlock supply, affordability and workforce housing.
- **Misalignment with SEQ Regional Plan** – Key growth areas (Halls Creek, Yandina) and inter-urban break not appropriately reflected.
- **Enable investment and jobs** – Planning scheme settings need to be more enabling, infrastructure and employment land essential.

Considering submissions

- Council **must consider all properly made submissions** about the proposed planning scheme.
- Council must prepare a **consultation report** that:
 - summarises the issues raised in submissions, and
 - outlines how it has responded to the issues raised.
- Council must **notify submitters** about how it has dealt with the submissions.



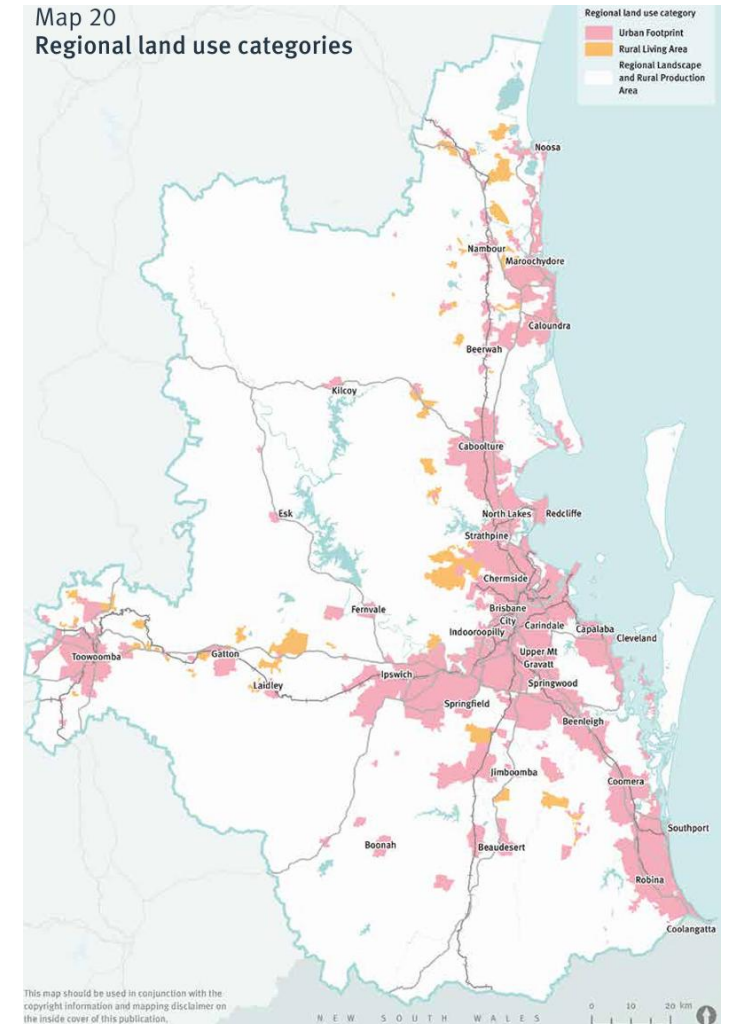
Changing the proposed planning scheme

- Council may make **post-consultation changes** to the proposed planning scheme.
- Any changes made **must continue to appropriately integrate and address relevant state interests**.
- **“Significantly different”** test for making post-consultation changes to proposed planning scheme.



Interaction with SEQ Regional Plan Review

- State Government has commenced the Review – focus on **housing, economic growth and infrastructure**.
- Draft SEQ Regional Plan anticipated to be released for **public consultation in late 2026**.
- Messaging from State is for **Council to press on with proposed planning scheme** ahead of SEQ Regional Plan Review.
- Once new SEQ Regional Plan takes effect (~mid 2027), planning scheme implications can be fully appraised (e.g. alignment amendments).



Next steps

- **Ongoing Council deliberations** responding to the issues raised in submissions and confirming necessary scheme adjustments.
- **Make the necessary detailed drafting changes** (text and mapping).
- **Finalise documentation and materials for Council decision**, including a Consultation Report.
- Prepare and present a Council Report **seeking a resolution** to submit post-consultation version of proposed planning scheme for final state review.
- **Respond to submitters.**



Thanks for your time



sunshinecoast.qld.gov.au