

**Sunshine Coast Mass Transit**

**Action Group Inc**

94 Point Cartwright Drive

Buddina Qld 4575

[masstransitsc@gmail.com](mailto:masstransitsc@gmail.com)

30 August 2025

New Planning Scheme Project Strategic Planning Branch

Sunshine Coast Regional Council

CC Mayor Rosanna Natoli

CC Member for Kawana Jarrod Bleijie

To Whom it May Concern

**Submission: Objection to the Excessive Densification of the Coastal Corridor in the Proposed Planning Scheme 2025.**

We are writing to "strongly Oppose" your Proposed Planning Scheme 2025

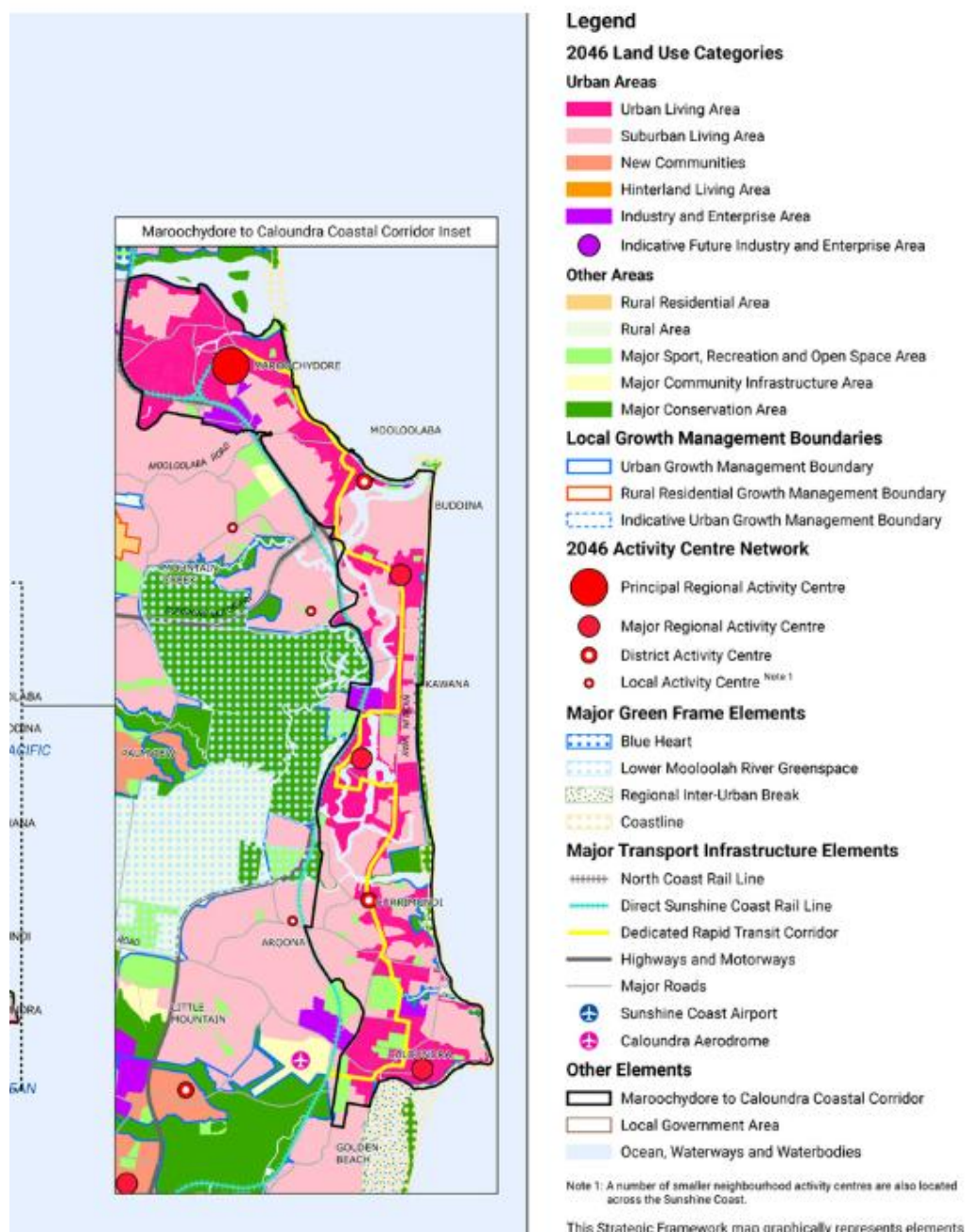
We strongly oppose this draft scheme and the excessive densification of the Coastal Corridor on the basis the plan fails to align with current State Government prioritized Transport infrastructure, "The Wave". We contend this plan is based on outdated information that should have been incorporated into the plan, prior to going to public consultation.

On Saturday August 16 at the Kawana Community Forum, Mayor Rosanna Natoli confirmed she has spoken with the Deputy Premier Jarrod Bleijie that morning and he confirmed the delivery of "The Wave" along the CAMCOS Corridor (Heavy rail from Beerwah to Birtinya and Rapid Bus Transit from Birtinya to Mountain Creek, Maroochydore and on to the airport) was the only transport infrastructure the State Government was looking to fund and deliver in the time frame of this proposed planning scheme. This was announced in March 2025 giving the Strategic Planning Group ample time to reconsider the proposed planning scheme that commenced preparation in 2019 under a different Local Government and State Government leadership.

So why has this NOT occurred, and the proposed plan continues to reflect a settlement pattern around a rapid transit system along the coastal corridor that won't be delivered and does not reflect infrastructure along the CAMCOS corridor that will be delivered?

Figure 1 shows the planned settlement pattern along the coastal corridor with a dedicated Rapid Transit Corridor (yellow line). The Direct Sunshine Coast Rail Line is shown in Blue but there is minimal densification along its path. We are aware of land that is shovel ready in Aroona that could deliver over 2000 dwellings within the timeframe of this plan, and it is not included. Why?

**Figure 1. Maroochydore to Caloundra Coastal Corridor “shaping sustainable growth settlement pattern” image from SCRC Website “Our Region”**



We contend the failure to update the proposed plan to current strategic thinking and funded transport projects, leaves the Coastal Corridor unacceptably exposed to over densification without any supporting infrastructure to support it. Traffic Congestion, Parking Issues and the ongoing construction activity will bring the Coastal Corridor to its knees if this plan is implemented.

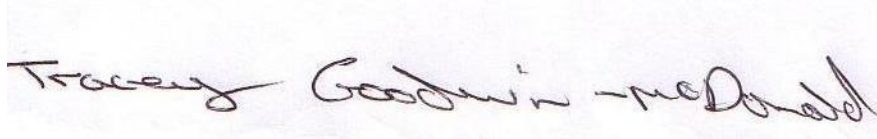
Correspondence from Strategic Planning received by OSCAR (MTAG is a member) on July 3 2025 stated:

*"While the desire for infrastructure to be delivered concurrently with development is understood and supported, this alignment is rarely achievable in practice. Major infrastructure investments – particularly in transport- typically follow demonstrated need arising from existing, committed, or planned development."*

So why when Council says they support aligning development with infrastructure have they not done it? The WAVE is confirmed major infrastructure investment in transport, yet the proposed plan is not targeting development to align with it? Instead, it is targeting massive densification of the Coastal Corridor "hoping" something may be delivered in the future. This is not responsible, good planning.

This plan is outdated and flawed and must be reviewed to reflect current thinking.

Yours Sincerely

A handwritten signature in dark ink, reading "Tracey Goodwin-McDonald". The signature is written in a cursive, flowing style. The first name "Tracey" is written with a long, sweeping underline. The last name "McDonald" is written with a distinct, stylized "M" and "D".

Tracey Goodwin-McDonald

President

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