

1 September 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

Feedback to Proposed Planning Scheme 2025

We strongly oppose this draft scheme and the excessive densification of the Coastal Corridor on the basis it does not represent Community Feedback either from the Preliminary Consultation on the New Planning scheme or previous consultations including that conducted on the light rail/mass transit Project. We contend the Community has been telling Council for over 5 years they do not support increased densification, and height increases in the coastal corridor, all of which has been ignored.

Council's website under "Our Region" states:

Proposed Sunshine Coast settlement pattern

*The proposed planning scheme has been **carefully shaped by community feedback** and aims to help preserve the things we love about our region and build a bright future. It includes a carefully planned settlement pattern that identifies where future growth and development should occur and where some forms of development should be avoided. It includes many new and updated measures to guide development decisions and, over time, will help build the future we envisioned together.*

Carefully shaped by Community Feedback?

1. Preliminary Consultation Feedback ignored

The preliminary consultation summary released in 2023 noted some key community concerns. (appendix 1)

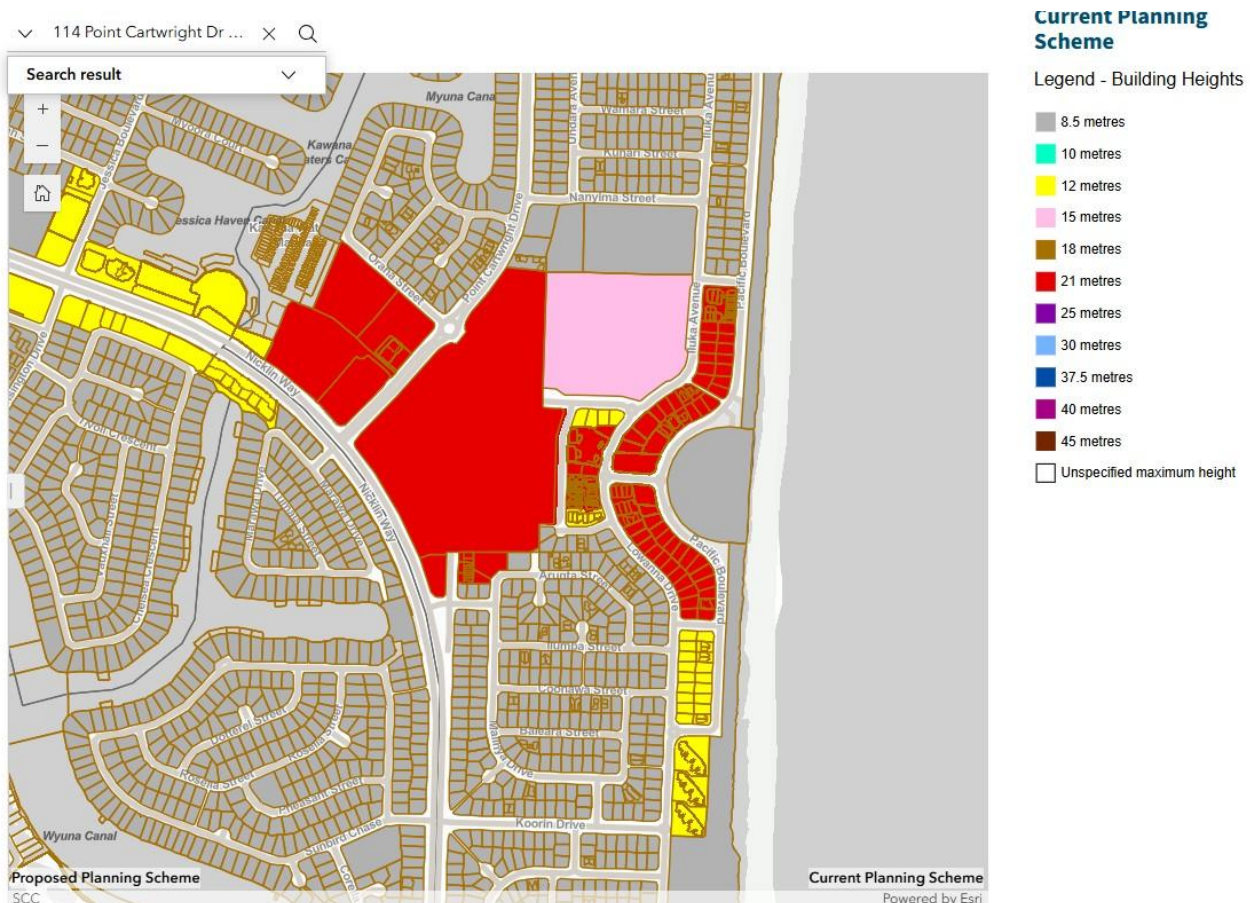
- *Potential increases in density or building height along key transport corridors in the coastal corridor between Maroochydore and Caloundra, particularly in the Kawana Waters and Mooloolaba-Alexandra Headland local plan areas.*
- *Preserving the character and identity of each of our local communities.*

The current plan that places approximately one third of the new arrivals into the coastal corridor and more than doubles heights in a large number of streets, completely ignores this feedback.

Example

Buddina. The majority of Buddina today is zoned low rise residential and consists of mostly single and double storey houses. The only areas zoned above 8.5m is a tight precinct around the Kawana Shopping World, Nicklin Way and the Buddina Urban Village. (figure 1)

Figure 1 Buddina current Planning Scheme Zoning



The Proposed Planning Scheme (Figure 2) seeks to rezone 31 streets, most of which are low density houses. The majority of these are going from 8.5m to 15m and rezoned to multi- storey unit development. The ability to build a single house or duplex under the same code assessable rules is being removed. Not only is the current character of this local area ignored, but the plan also seeks to completely transform it into an entirely different look and feel.

Planning Officers at Council run Drop in Sessions were telling people “they did not want the current people, couples and single older people, living in houses in this area because they take up too much space in houses that are too big for them.” This shows a total disregard for people living here now, in favour of those who may or may not come. Many people who have bought in believing they were buying the home with a back yard to raise their families are now extremely concerned about privacy, overshadowing and being “blocked in” by 3, 4 and 6 storey unit developments. Where are the current people supposed to go if they don’t want to live in a unit?

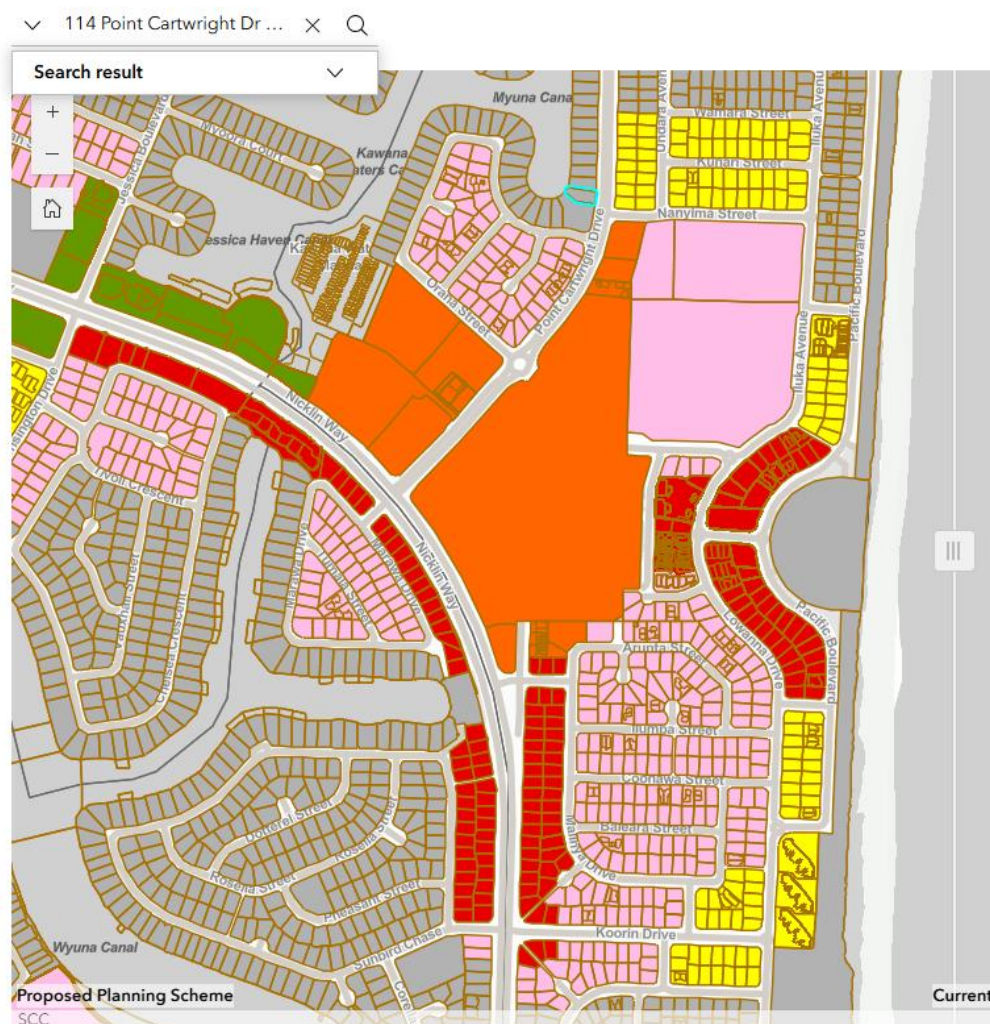
The lifestyle and amenity of those people who raised concerns about heights and densities in the Preliminary consultation has been completely ignored and the statement of feedback carefully shaping this scheme, a fallacy.

Figure 2. Buddina Proposed Rezoning

Proposed Planning Scheme

Legend - Building Heights

- 2 storeys and up to 8.5 metres
- 2 storeys and up to 10 metres
- 3 storeys and up to 12 metres
- 4 storeys and up to 15 metres
- 5 storeys and up to 18 metres
- 6 storeys and up to 22 metres
- 7 storeys and up to 25 metres
- 8 storeys and up to 28 metres
- 10 storeys and up to 35 metres
- 12 storeys and up to 41 metres
- 14 storeys and up to 47 metres
- 18 storeys and up to 60 metres
- Unspecified maximum height
- Emerging Community Zone land with specific height requirements, as specified in the relevant local plan.



2. Prior Community Feedback ignored.

Over the past 5 years MTAG and other Community Groups have made a number of submissions to Council on the issue of densification of the coastal corridor. These submissions have been based on our own research data, information gathered from Community discussions and actual Community submissions.

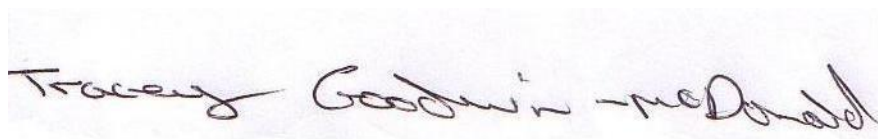
1. 950 Community Submissions not included in Mass Transit Feedback 2021

In 2021 MTAG collected from the Community over 950 hand written submission regarding light rail and the densification of the Coastal Corridor along the light rail route. Everyone of these submission were against the proposal. These submissions were hand delivered to Council and a receipt received confirming their acceptance. NONE of these submissions were included in the feedback summary on the basis Council Officers deemed them a duplication of submissions received via the online submission process.

2. MTAG's submission to Mass Transit 2021 detailed the findings of these 950 submissions and this was ignored. (Refer appendix 2 for MTAG submission.)
3. MTAG and other Community Group Submissions ignored during Preliminary Consultation New Planning Scheme 2023.
MTAG and other Community Groups such as Friends of Buddina and Beach Matters made detailed submissions to this Preliminary consultation in 2023, all outlining objections to the excessive densification of the coastal corridor. (Refer appendix 3 for MTAG submission.)
This feedback was also ignored.

We therefore contend this plan does not deliver the objectives it says it does. It has not used Community feedback to shape the plan, and it certainly does not protect the lifestyle and character of suburbs in the Coastal Corridor.

Yours Sincerely

A handwritten signature in black ink that reads "Tracey Goodwin-McDonald". The signature is written in a cursive, flowing style.

Tracey Goodwin-McDonald

President

Sunshine Coast Mass Transit Action Group Inc

Proposed local planning directions

Council invited community input on proposed local planning directions for each of the 18 local plan areas.

Aligning with the regional planning directions, the proposed local planning directions aimed to:

- consider the needs, interests and aspirations of each local community
- respond to key constraints, issues and opportunities of each local area.

What you told us

There was support for most of the proposed local planning directions, with strongest support for those directions relating to the protection of the environment and local character. Local planning directions where opinions varied related to where future population growth and new housing should be directed. Many people were keen to see more detail, which will be available once the draft new planning scheme is prepared and released for community consultation (as part of the plan-making process).

Notable local planning concerns

- Potential increases in density or building height along key transport corridors in the coastal corridor between Maroochydore and Caloundra, particularly in the Kawana Waters and Mooloolaba – Alexandra Headland local plan areas
- Potential areas for additional low-medium density residential development (duplexes and town houses) within some existing suburbs
- Conversion of some rural residential or rural land to urban residential uses
- Resilience to flooding
- Improving design outcomes
- Preserving the character and identity of each of our local communities
- Maintaining existing larger urban and rural

**Appendix 3. MTAG Submission on Preliminary Consultation – New Planning Scheme 2023.
Refer attached**