



# Information sheet

## Sunshine Coast Planning Scheme 2014

### About planning scheme amendments

*The Sunshine Coast Planning Scheme 2014 is an important document which shapes land use and development in the region.*

*Planning is a progressive process and it is important that any planning scheme remains current and fit for purpose, particularly during periods of rapid growth and change.*

*It is standard practice for councils to amend their planning schemes from time to time to respond to emerging issues and other factors.*

*Sunshine Coast Council is committed to pursuing the vision for the region as expressed in the Strategic framework of the planning scheme but considers it essential that the planning scheme remains a living document capable of improvement and change.*

### Why amend the planning scheme?

There are a number of reasons why Council makes amendments to the planning scheme from time to time. These include to:-

- incorporate the outcomes of new local area or site planning processes which have been undertaken since the commencement of the planning scheme;
- respond to new or changed State government legislation or planning policy that is required to be reflected in the planning scheme (e.g. the *Planning Act 2016* and the *SEQ Regional Plan 2017*);
- respond to emerging issues which were not thought significant when the planning scheme was prepared but have become more important over time;
- respond to major changes in economic, social or environmental conditions that have occurred since the planning scheme was prepared (noting that the plan-making process was several years in the making); and
- rectify errors or inconsistencies that have been identified during the ongoing operation of the planning scheme.

### What are the different types of planning scheme amendment?

There are four main types of planning scheme amendment. These are:-

- **administrative amendments** that are designed to address simple administrative matters such as spelling or grammatical errors, inconsistency in numbering or cross-referencing, outdated terminology and the like;
- **minor amendments** that are designed to address changes that are minor in nature but which cannot otherwise be categorised as being administrative amendments;
- **major amendments** that are designed to address major changes in planning policy including changes to zones or the introduction of new or materially different planning provisions; and
- **local government infrastructure plan amendments** that are designed to provide for a new or changed local government infrastructure plan.

A fifth type of planning scheme amendment—an **alignment amendment**—also exists but relates only to changes required to align the planning scheme with the *Planning Act 2016*. This type of amendment has limited application because the Sunshine Coast Planning Scheme is now fully aligned to the new Planning Act.



## How many amendments have been made to the planning scheme?

Since the Sunshine Coast Planning Scheme commenced in May 2014, 21 amendments<sup>1</sup> have been made. These have comprised:-

- 5 administrative and/or minor amendments;
- 13 major amendments;
- 2 amendments relating to the local government infrastructure plan or the transitional interim local government infrastructure plan; and
- 1 main alignment amendment (with 2 other alignment amendments combined with major amendments identified above).

Details about the various planning scheme amendments that have been adopted by Council can be found [here](#).

## Are too many amendments made to the planning scheme?

The right number of amendments to the planning scheme is the number required to appropriately manage and shape the growth and development of the region in an effective and efficient way.

Maintaining the currency of the planning scheme is important because there is a legal principle by which a planning scheme can be said to “be overtaken by events” and no longer relevant to the assessment of a particular type of development. Planning schemes that are not kept up to date run the risk of being prematurely “overtaken by events”.

The number of amendments made to the Sunshine Coast Planning Scheme since it commenced is similar to the number of amendments made to planning schemes operating in other comparable local government areas in South East Queensland. For instance, 22 amendments have been made to Brisbane City Plan since it commenced in 2014 and 27 amendments have been made to the Logan City Planning Scheme since it commenced in 2015.

The number of amendments made to the Sunshine Coast Planning Scheme is also comparable to the number made to the previous Caloundra City Plan and Maroochy Plan before they were replaced with the Sunshine Coast Planning Scheme.



## Should I be concerned about planning scheme amendments?

Planning scheme amendments are the way that Council maintains the currency of the planning scheme and ensures that it continues to operate in the best way possible in the public interest.

Any major planning scheme amendment process conducted by Council is subject to public consultation and the community is invited to make a submission about the proposed amendment.

For each proposed planning scheme amendment, Council prepares a Community Engagement Plan that is approved by the State government.

As part of its community engagement activities, Council writes to all directly affected property owners, briefs community and industry stakeholder groups and places details about the proposed amendment on the Council’s website.

Council welcomes interest in the planning of the region and encourages the involvement of the whole community in shaping our future as Australia’s most sustainable region – smart, healthy, creative.

## Need further information?

You can view amendments to the planning scheme currently on public display through Council’s ‘have your say’ web portal.

For further information about planning scheme amendments visit Council’s website or contact Council directly with your enquiry.

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<sup>1</sup> As at April 2020