

**NEW** SUNSHINE COAST  
**PLANNING SCHEME** PROJECT

# SUNSHINE COAST LAND USE PLANNING PROPOSAL 2041

**PART 1: PROPOSED VISION AND REGIONAL PLANNING DIRECTIONS**

9 February 2022

## Acknowledgement of Traditional Custodians

The Sunshine Coast Council acknowledges the Traditional Custodians of the land, the Kabi Kabi peoples and Jinibara peoples, their connection to their traditional lands and their role in shaping the identity of the Sunshine Coast. The Sunshine Coast local government area has always been a place of natural, cultural, spiritual, social and economic significance to its Traditional Custodians. Council is working to recognise, maintain and respect the cultures, values and heritage of the Traditional Custodians.

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### Acknowledgements

Council wishes to thank all contributors and stakeholders involved in the development of this document.

### Disclaimer

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Acknowledgement of Traditional Custodians.....	2
<b>PART 1 PROPOSED VISION AND REGIONAL PLANNING DIRECTIONS .....</b>	<b>3</b>
A new planning scheme for the Sunshine Coast	4
Have your say .....	5
Preparing for 2041 .....	6
Growth and change on the Sunshine Coast .....	8
Growth management challenges and opportunities.....	10
Towards a new planning scheme .....	12
What is a planning scheme?.....	13
The process .....	14
The planning policy framework .....	15
State and regional planning policy framework ..	17
Sunshine Coast Council policy framework .....	18
Guiding principles for the new planning scheme .....	21
What is likely to change and what is likely to stay the same? .....	22
Proposed vision and regional planning directions .....	23
Shaping sustainable growth.....	25
<i>Proposed regional planning directions</i> .....	26
A smart economy .....	28
<i>Proposed regional planning directions</i> .....	30
A healthy and resilient environment.....	33
<i>Proposed regional planning directions</i> .....	35
A strong and creative community of communities .....	36
<i>Proposed regional planning directions</i> .....	38
Connected people and places .....	39
<i>Proposed regional planning directions</i> .....	41



## **PART 1**

# **PROPOSED VISION AND REGIONAL PLANNING DIRECTIONS**

To help inform the development of our region's next planning scheme, Council has prepared the *Sunshine Coast Land Use Planning Proposal 2041*, comprising:

- **Part 1 - Proposed Vision and Regional Planning Directions (this document)**
- **Part 2 - Proposed Local Planning Directions.**

**Part 1** - sets out a proposed vision for the Sunshine Coast in 2041 and proposed regional planning directions to achieve that vision. It also describes the planning context, relevant legislation, the process for preparing a new planning scheme, growth and development on the Sunshine Coast, and the State, regional and council policy framework.

**Part 2** - recognises that the Sunshine Coast is a community of communities and outlines a proposed planning intent for each local area.

## A new planning scheme for the Sunshine Coast<sup>1</sup>

### Growing in a way that we want

- keeping what we love
- maintaining a relaxed lifestyle
- creating a vibrant, diverse and smart economy
- promoting better building design
- protecting and enhancing the natural environment.



Council is about to embark on the preparation of a new planning scheme and would like you to have your say. The Sunshine Coast is growing, and well-considered planning will allow us to grow in a way that we want.

The population of the Sunshine Coast is forecast to increase from approximately 350,000 residents currently to approximately 520,000 residents in 2041. This growth and change will bring exciting opportunities but also challenges that we need to address.

To grow sustainably, we need careful planning. We need to protect the places we love, preserve our natural environment, maintain the lifestyle we enjoy, provide diverse places to work and create great spaces for residents and visitors. We also need to recognise the diversity and uniqueness of our communities that make our region so special.

A new planning scheme will set the vision for the Sunshine Coast in 2041 and guide growth and development to help achieve that vision.

There are many steps in preparing a new planning scheme and we are only at the beginning of this process. Council is seeking community feedback on the proposed vision and planning directions prior to drafting the content of the new planning scheme.

The Sunshine Coast Land Use Planning Proposal 2041 sets out:

- (a) a vision for what the Sunshine Coast could look like in 2041;
- (b) regional planning directions; and
- (c) local planning directions.

<sup>1</sup> The term 'Sunshine Coast' refers to the Sunshine Coast Regional Council local government area.

**Have your say on what the Sunshine Coast could look like in 2041. Council wants your feedback on the Sunshine Coast Land Use Planning Proposal 2041.**

Your feedback will help Council plan for our region as we take the next exciting step in the sustainable development and evolution of the Sunshine Coast.

Importantly, this will help inform the development of the new planning scheme.

**The consultation period for the Sunshine Coast Land Use Planning Proposal 2041 finishes on 31 March 2022.**

## Have your say

- Visit [haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme](https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme)

- Contact the project team:

Phone: 07 5420 8953 during business hours

Email: [NewPlanningScheme@sunshinecoast.qld.gov.au](mailto:NewPlanningScheme@sunshinecoast.qld.gov.au)

Mail: New Planning Scheme Project  
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*Scan me!*

The new planning scheme will be prepared over the next two to three years. As we progress through the plan making process, there will be other opportunities to engage with you on the drafting of the new planning scheme.

## Preparing for 2041

Growing sustainably takes careful planning and a clear vision

To prepare for a Sunshine Coast in 2041, we need to look to the future and start planning for the next phase of growth now.

We need to plan for those who live here now but also for approximately 170,000 additional residents forecast by 2041.

Our region will continue to grow and develop, and region-shaping projects will lead to a better-connected community, improved liveability and a resilient economy:

[Maroochydore City Centre](#) will emerge as a thriving and vibrant hub of activity.

The [expanded Sunshine Coast Airport](#) will attract more domestic and international visitors and serve an expanding freight market.

The University of the Sunshine Coast and the Sunshine Coast University Hospital will continue to serve the region into the future.

The [international broadband submarine cable](#) will provide significant global digital connectivity supporting the progression towards a smart economy.

[Major road and rail upgrades](#) will keep us connected within the region and to the Brisbane metropolitan area.

A [UNESCO Biosphere](#) (nomination currently in progress) will support our liveability<sup>2</sup> now and for future generations and will help enhance our national and international reputation.



Artist impression Maroochydore City Centre.  
Credit: SunCentral.

<sup>2</sup> Liveability is the sum of the factors that add up to a community's quality of life now and in the future, including the built and natural environments, economic prosperity, social stability and wellbeing, equity and access, education, cultural and recreation opportunities.

As the region's population grows, protecting and enhancing the open space, conservation, rural landscape and flood storage values of coastal catchments will be critical to support the growth of our region.

Five major green spaces have been identified:

1. [Blue Heart Sunshine Coast](#) on the Maroochy River floodplain
2. Lower Mooloolah River Greenspace
3. Mountain View Greenspace in the hinterland
4. Regional Inter-urban Break (between Sunshine Coast and the greater Brisbane metropolitan area)
5. Our Coastline.

Protection of these important green spaces will ensure that landscape values are preserved and enhanced for future generations, significant sport and nature-based recreation opportunities are provided, and flood storage is preserved. The region's conservation estate will also continue to expand and be protected.

The Sunshine Coast will be a key participant in the [2032 Brisbane Olympic Games](#) and the [South East Queensland City Deal](#) which will promote investment and economic diversification, and support future growth.

This sets the scene for an exciting future for the Sunshine Coast.

In preparing a new planning scheme for the Sunshine Coast, the following questions are worth considering:

- *How do we want the Sunshine Coast to look and feel in the next 20 years?*
- *How do we accommodate a growing population while maintaining and reinforcing those values that make the Sunshine Coast special?*
- *How do we maintain a 'sense of place' on the Sunshine Coast to ensure we look and feel uniquely Sunshine Coast?*
- *How do we further strengthen the local economy by supporting existing businesses and taking advantage of new opportunities and trends by attracting new high value investment and economic activity?*
- *How do we shape our region to compete on a regional, state, national and international stage while maintaining the competitive advantage offered by our unique character, lifestyle and environment?*
- *How do we continue to balance the protection of our valued natural environment and landscapes with the demand for growth and infrastructure?*
- *How can we maintain our identity, protect our cultural heritage and give Traditional Custodians a voice in the planning process?*
- *How do we maintain and enhance the liveability of our region, and the health and wellbeing of our environment and communities, to ensure the Sunshine Coast is a comfortable, habitable and equitable place to live into the future?*
- *How do we boost the resilience of our environment, community and economy, and adapt and respond to the challenges of a changing climate?*

## Growth and change on the Sunshine Coast

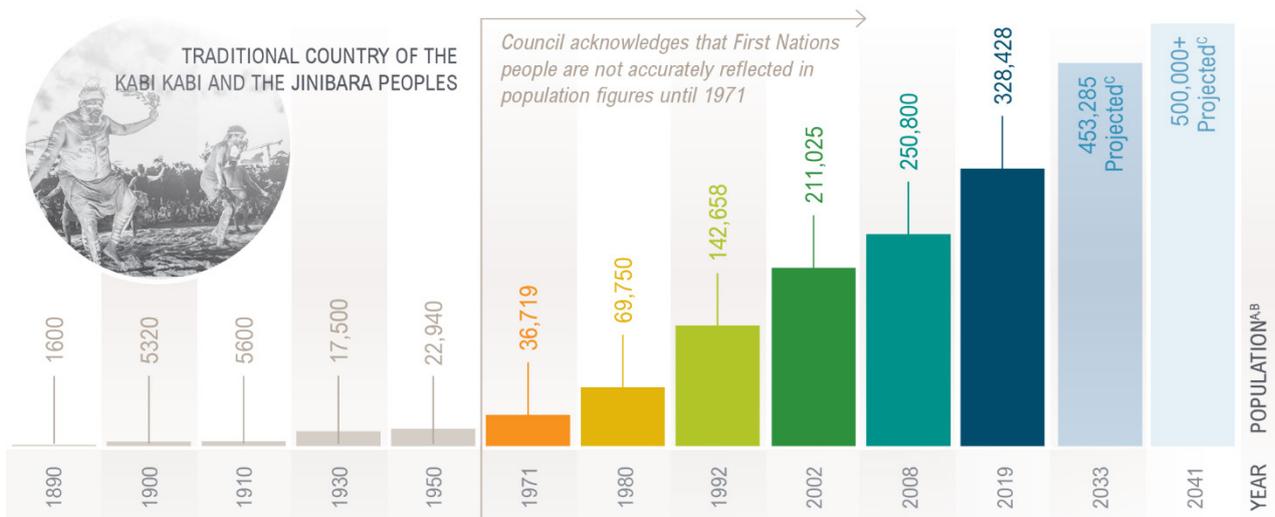
The Sunshine Coast local government area is located on Kabi Kabi peoples' and Jinibara peoples' traditional lands. The Kabi Kabi peoples' and Jinibara peoples' connection with the Sunshine Coast stretches back to time immemorial. It remains their home, a fundamental part of their identity and provides spiritual nourishment. The region is also home for other Aboriginal and Torres Strait Islander peoples who have moved to the region over time and generations. The contributions of Traditional Custodians and their partnership with Council and the broader community will continue to play a pivotal role in shaping the identity of the region.

The first European settlement on the Sunshine Coast occurred in the mid-1800s with the establishment of farms, a timber industry and the region's oldest hinterland towns.

The 1960s saw the initial rapid growth of the coastal areas.

By 1980, the population of the Sunshine Coast was close to 70,000 residents and growth accelerated again in the 1980s and 1990s as the region was recognised as one of Australia's most attractive lifestyle destinations.

Since the late 1990s growth has generated notable new investments in major infrastructure. The evolution of growth on the Sunshine Coast is shown in **Figure 1**.



Data sources: <sup>A</sup> OESR, Queensland Government, Queensland Past and Present: 100 Years of Statistics 1896-1996, 2009;

<sup>B</sup> ABS, ERP by local government area, 2019; <sup>C</sup> OESR, Queensland Government population projections, 2018.



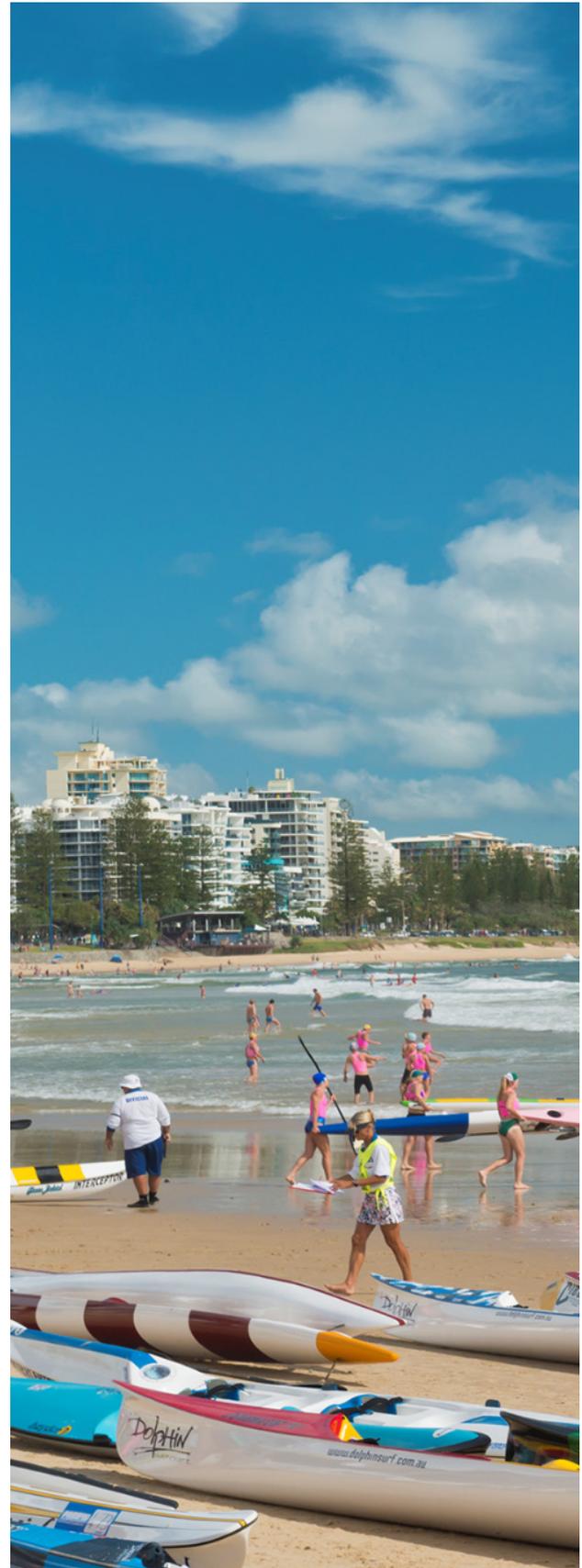
Figure 1: The Sunshine Coast's growth evolution

As people continue to be attracted to the Sunshine Coast as a highly desirable place to live and invest, our population will continue to grow. The Sunshine Coast's population has grown consistently at a rate of around 2.5% since the 1970s. Over the past 20 years, the population has grown by 125,500 residents. For the past 10 years, between 6,800 and 8,800 additional residents have come to the Sunshine Coast every year.

The current population of the Sunshine Coast is approximately 350,000 residents<sup>3</sup>. The population is forecast to grow by approximately 170,000 residents to reach approximately 520,000<sup>4</sup> residents by 2041.

**The Sunshine Coast is growing.**

Our population is forecast to grow from approximately 350,000 residents in 2021 to approximately 520,000 residents in 2041.



<sup>3</sup> Queensland Government Statisticians Office population projections, 2018 edition data (Medium Series), 2018 and ABS 3235.0, *Population by age and sex, regions of Australia*, 2016

<sup>4</sup> Queensland Government Statisticians Office population projections, 2018 edition data (Medium Series), 2018 and ABS 3235.0, *Population by age and sex, regions of Australia*, 2016

## Growth management challenges and opportunities



Growth brings both challenges and opportunities. As a large and rapidly growing region, the shape and form of future settlement will be critical to achieving sustainable growth, supporting economic development, enhancing liveability and protecting our natural assets.

Proactively planning for growth and development is essential to maintaining the region's competitive advantage, enhancing liveability, and protecting the character, lifestyle and environment of the Sunshine Coast. Well-considered planning and design can help shape our community so that we can continue to enjoy the Sunshine Coast we all know and love today.

**Growth presents both opportunities and challenges**, so Council is continuing to plan to make sure the Sunshine Coast is Australia's most sustainable region. Healthy. Smart. Creative.

Challenges include:



### **Growth**

- using land more efficiently and protecting our rural and natural landscapes by ensuring that new development does not continually expand into these valuable areas
- providing opportunities for urban renewal and revitalisation
- providing more housing choice and affordable living, to meet the varied and changing needs and lifestyle of our residents
- ensuring the provision of infrastructure and services keep pace with growth



### **Economy**

- promoting a strong economy that is diverse, resilient and globally oriented to support the current and future generations of the region
- creating employment opportunities
- ensuring sufficient land is available for employment generating activities



### **Environment**

- protecting our native plants and animals and the habitats, waterways and wetlands that support them
- preserving the capacity of the natural environment to function and provide critical ecosystem services such as clean air and water
- responding and adapting to climate change
- improving resilience to natural hazards including flood, bushfire, land slide and coastal hazard



### **Community**

- maintaining a 'community of communities' that recognises the unique character and identity of the individual communities across the region
- maintaining our lifestyle
- encouraging development that works with the local climate and landscape
- creating communities that are accessible and inclusive
- creating great streets and public spaces
- ensuring health, education, recreation and social services, are distributed across the region to support the needs of the community
- protecting the cultural heritage and recognising the identity, values and aspirations of the Traditional Custodians as well as historic (post-contact) cultural heritage



### **Connection**

- improving connectivity by providing improved transport options (private vehicle, public transport, walking and cycling networks) and ease of access to key locations in the region
- integrating land use and infrastructure provision so that more people are more connected and have more access to the services they need
- improving digital connectivity

## Towards a new planning scheme

**Council is preparing a new planning scheme** so that the Sunshine Coast can grow in a sustainable way that reflects community values.

The Council's current planning scheme has been operating for over seven years. Council resolved to prepare a new planning scheme at its Ordinary Meeting on 28 January 2021. While the current planning scheme is generally working well, a new planning scheme can:

- look further into the future and set a vision for 2041 in line with state government planning and population projections (the current planning scheme has a planning horizon of 2031)
- better align with new and updated State and regional planning policy requirements
- better reflect the views of the community as expressed in Council's latest policy framework which has been developed and refined over recent years, which includes the [Corporate Plan](#) and [regional strategies](#)
- update policy and mapping to better reflect physical and environmental constraints and other key elements such as new infrastructure provision

- proactively represent the interests of Traditional Custodians in the planning process, primarily through recognising cultural heritage sites, and reflecting the Traditional custodians values and aspirations for the Sunshine Coast
- optimise the opportunities and meet the challenges for future development and growth on the Sunshine Coast
- be easier to use by being in a digital format.

The proposed vision and regional directions set out the aspirations for sustainable growth management to 2041. These are intended to inform the development of the new planning scheme and, the Strategic Framework (or Strategic Plan) in particular. However, the new planning scheme will be only **one step** towards achieving these aspirations. This is because planning schemes generally have a life of only 10 years. As such, the regulatory provisions of the new planning scheme, including zoning, development codes and local plans (yet to be prepared), will address short and medium-term priorities based on current community expectations and other considerations. The proposed local planning directions in Part 2 of this Land Use Planning Proposal are intended to inform these provisions.



Figure 2: A step towards 2041

## What is a planning scheme?

Our new planning scheme will guide growth, development and infrastructure and will also **protect the things we love about our region.**

A planning scheme is a document that the community, businesses and governments all look to in order to understand the local government's plan for managing growth and change, including what sort of new development they can expect to see in a local area.

A planning scheme sets out the vision for the local government area in a strategic plan or strategic framework. This is the 'big picture' part of a planning scheme that maps out the intentions for the area in 20 to 30 years' time. It contains a series of strategies to manage future growth and development to achieve the vision.

The planning scheme guides what land can be used for (e.g. apartments, shops and industry) and how land may be developed (e.g. construction of a new building or subdividing land into smaller lots), to help achieve the vision.

For example, when purchasing a property, looking at the 'zone' the planning scheme has applied helps residents understand the likely uses that may occur in their street and neighbourhood.

A planning scheme sets the direction for new development and seeks to balance competing objectives. It aims to:

- make sure there is enough land and spaces available in the right locations to support community needs (including housing, services and business areas)
- maximise the liveability of communities by ensuring there is green space, community facilities, places to work and shop and housing options
- ensure infrastructure such as roads, pathways, and stormwater drainage is planned for and used efficiently
- protect natural areas
- recognise and protect areas and values of cultural significance
- recognise and protect places and features of post contact heritage significance
- make communities more resilient to natural hazards such as floods and bushfires.

A planning scheme is a legal document - it is the main 'rule book' for regulating land use and development in a local council's area.

It is also important to note that a planning scheme doesn't create development but rather regulates development. A development application can be made and then it is assessed against the rules and regulations of the planning scheme. A planning scheme cannot regulate existing lawful development.

A planning scheme cannot address issues covered by other legislation such as building codes.

## The process

The process for preparing a new planning scheme is governed by the state *Planning Act 2016* (the Act) and associated guidelines and rules.

The process for preparing a new planning scheme, shown in **Figure 3** typically takes three to four years to complete.



Figure 3: Plan-making process

## The planning policy framework

**Well considered planning can protect the places we love, preserve the lifestyle we enjoy and create great places for residents and visitors.**

The planning policy framework for a new planning scheme comprises State, regional and local policy. This framework (shown in **Figure 4**) provides a strong foundation for the proposed vision and the proposed regional and local planning directions for the new planning scheme.

It is important to note that:

- The new planning scheme will not apply to the [Maroochydore City Centre](#) and [Caloundra South](#) (known as Aura) Priority Development Areas (PDAs). These areas will continue to be subject to their own development schemes under the *Economic Development Act 2012*.

- The new planning scheme is also not intended to apply to the Sunshine Coast Airport site, with Council deciding to support its designation as a PDA. This proposal will be subject to State Government approval and community consultation.
- The undeveloped parts of Kawana Waters are subject to a historic development agreement known as Development Control Plan 1 Kawana Waters.
- Planning for the Beerwah East Major Development Area is still in progress. The planning framework for this area is yet to be determined.

These areas are shown in **Figure 5**.

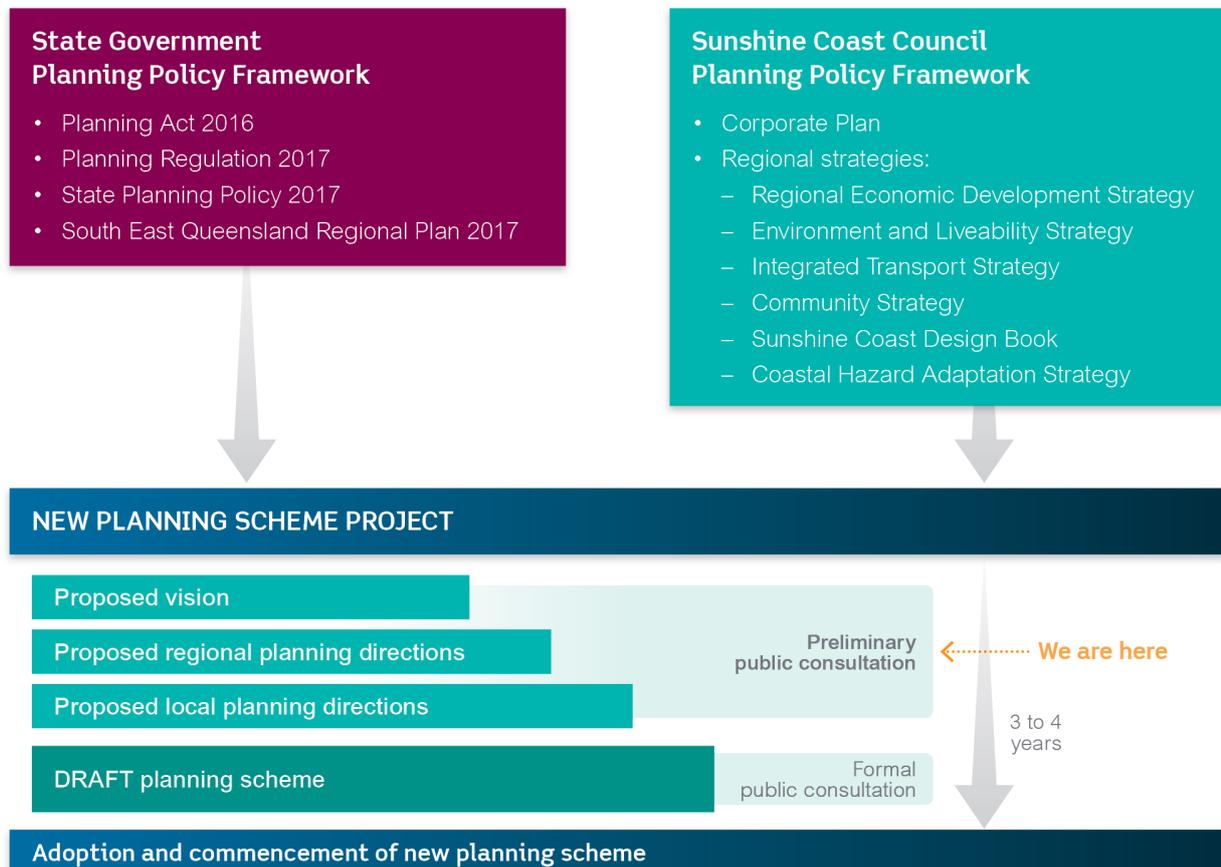


Figure 4: Planning policy framework

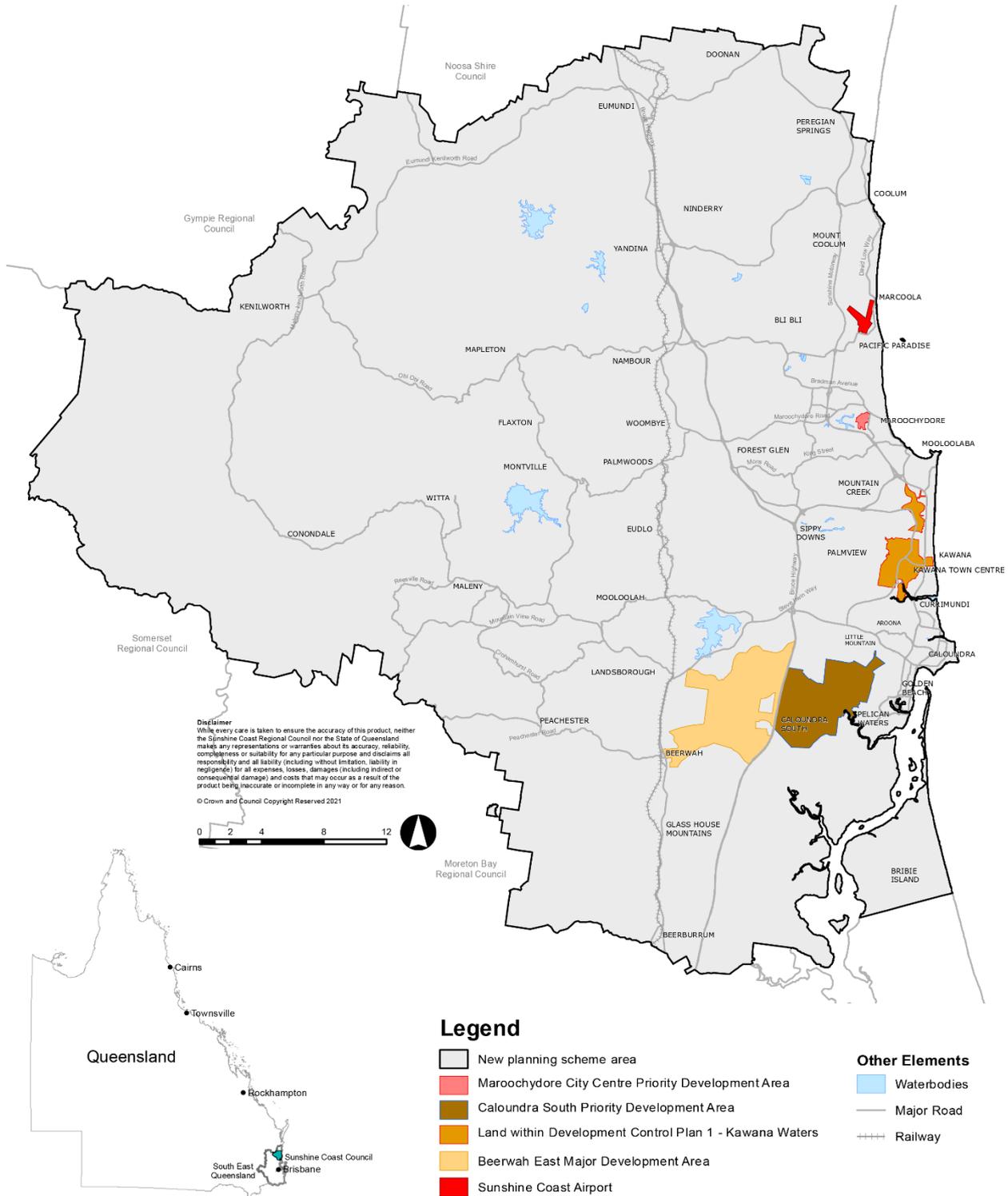


Figure 5: Areas subject to or potentially subject to other planning processes

## State and regional planning policy framework

The [Planning Act 2016](#) and [Planning Regulation 2017](#) set out the legislative requirements for land use planning in Queensland. This legislation is supported by other 'high-level' policies including the [State Planning Policy 2017 \(SPP\)](#) and [ShapingSEQ: The South East Queensland Regional Plan 2017 \(ShapingSEQ\)](#).

Council's planning scheme must align with the requirements of these policy documents.

The SPP sets out the State's interests in land-use planning and development across Queensland. The purpose of the SPP and state interest policies is to secure a liveable, sustainable and prosperous Queensland.

ShapingSEQ applies to all local governments in South East Queensland (SEQ), including the Sunshine Coast. It has broad outcomes for the whole of SEQ and more specific outcomes for each local government area. ShapingSEQ establishes an Urban Footprint to contain the extent of future urban development. Approximately 14.5% of the Sunshine Coast is currently included in the Urban Footprint. Significant urban uses or subdivision is not permitted to occur outside of the Urban Footprint.

### ShapingSEQ

The State Government through ShapingSEQ sets boundaries for urban growth by defining an Urban Footprint and rural residential growth by defining a Rural Living Area.

ShapingSEQ also looks to use land more efficiently by promoting growth policies which support a greater level of consolidation (infill development) over traditional urban expansion (greenfield development). An increased emphasis on infill development recognises that continued expansion of greenfield development at the edge of existing communities could have significant negative consequences for the sustainability of the SEQ region as a whole.

Using 2016 dwelling numbers as a base, ShapingSEQ identifies that 87,000 additional dwellings will be required on the Sunshine Coast by 2041, of which 53,700 dwellings (62%) are to be supplied through consolidation and 33,300 dwellings (38%) are to be supplied through expansion. Refer to **Figure 6**.

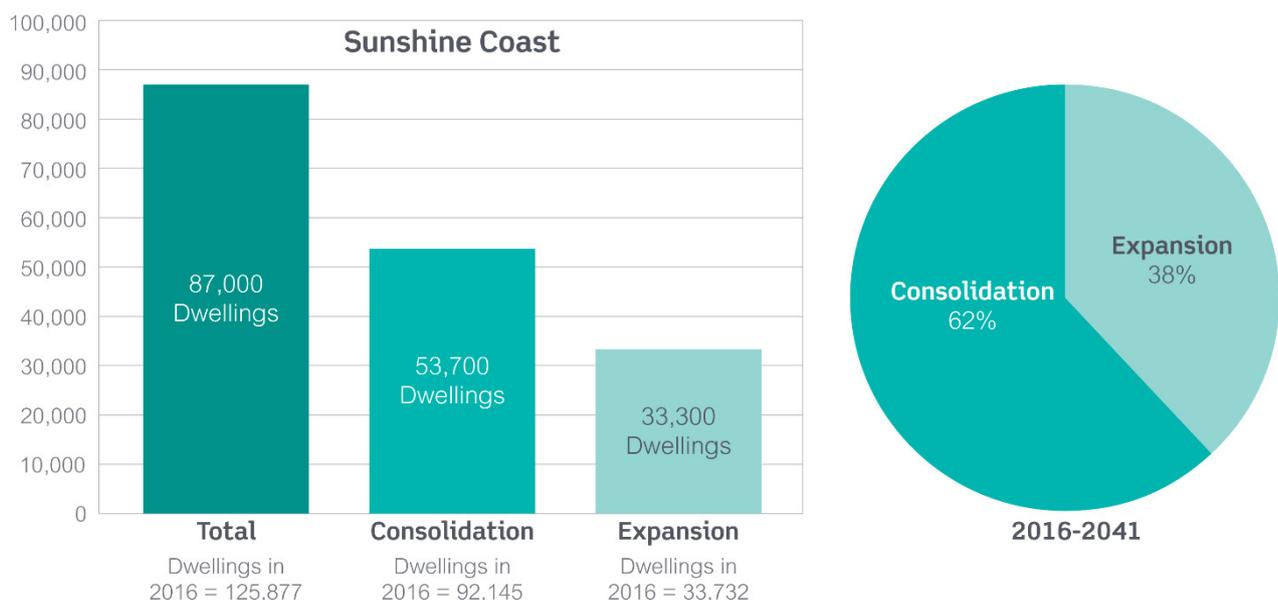
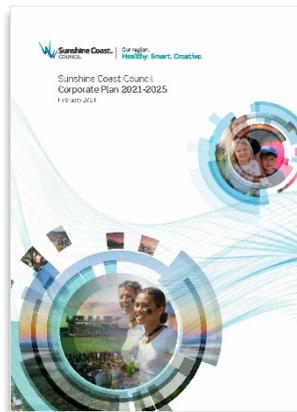


Figure 6: ShapingSEQ Additional dwellings required between 2016 and 2041

## Sunshine Coast Council policy framework



[Council's Corporate Plan](#) and endorsed [regional strategies](#) provide a strong policy framework for the new planning scheme and reflect a triple bottom line approach to addressing environmental, economic and social challenges and needs.

Council's vision articulated in the Corporate Plan, is for the Sunshine Coast to be:

*'Australia's most sustainable region – Healthy. Smart. Creative.'*

The Corporate Plan focuses on ensuring that our natural assets, healthy environment and liveability credentials are maintained and enhanced. A specific action is to:

*'Produce and maintain a new Planning Scheme to guide future development and growth in a sustainable way, which reflects community values'.*

The Corporate Plan notes that the new planning scheme for the Sunshine Coast will need to integrate the outcomes of State and local planning projects and initiatives, to provide a comprehensive framework for managing growth in a way that support's Council's and the community's vision for the Sunshine Coast.

The Corporate Plan recognises:

- the need to plan for forecast growth with a focus on maintenance of the Urban Footprint, consolidation of existing areas and less reliance on greenfield development;
- the importance of and the need to protect the natural beauty of the Sunshine Coast, green spaces and coastal and hinterland living;
- the continued planning and facilitation of the development of committed major new urban communities; and
- the need for resilience to climate change, particularly with respect to natural hazards.

**To be healthy, smart and creative we need well-considered planning, infrastructure and services that meet the needs of our community now and into the future.**

The Corporate Plan is supported by the following endorsed Council strategies:



[Environment and Liveability Strategy 2017](#)



[Regional Economic Development Strategy 2013-2033](#)



[Community Strategy 2019-2041](#)



[Integrated Transport Strategy](#)



[Sunshine Coast Design Strategy](#) (the 'Yellow Book')

Note: Outcome of Environment and Liveability Strategy



[Coastal Hazard Adaptation Strategy](#)

Note: Outcome of Environment and Liveability Strategy

Through the development of these strategies, it was found that the community values:

- our sub-tropical climate and relaxed outdoor lifestyle
- our landscape and natural environment, mountains, ranges, beaches, ocean and waterways
- our built form character and identity, including predominantly low and medium rise buildings that do not dominate the landscape
- the region's composition as a "community of communities" with distinct and separate towns, suburbs and places
- being part of a community that is connected, engaged and inclusive
- a strong sense of community and identity derived from all of the above.



The aspirations of the Sunshine Coast community articulated in the Sunshine Coast strategies are to:

- be more sustainable in the way we live and grow
- provide more diverse and affordable living options
- effectively balance economic opportunities, environmental values and community well-being
- support smart economic growth, economic resilience and diversity
- maintain or improve the region's lifestyle and liveability
- protect and enhance the regenerative capacity of our natural environments
- improve the ability to adapt and build resilience for our communities, environment, economy and infrastructure to meet current and future challenges
- encourage building and place design that responds to and reflects the Sunshine Coast as a place
- maintain and enhance a strong and healthy community that supports and values diversity, inclusion and choice
- improve local and regional transport systems and connect people and places in better, more sustainable ways
- ensure infrastructure and service provision keeps pace with community need.

## Guiding principles for the new planning scheme

The Corporate Plan and endorsed Sunshine Coast strategies have informed the following guiding principles for the new planning scheme:

- define clear boundaries for urban and rural residential development
- promote a compact and efficient urban form that supports walkability, the best use of public transport, community facilities and other infrastructure
- promote the availability of diverse and sustainable living options that allow for affordable lifestyles
- provide for vibrant, compact centres as a focus for economic and social activity
- better integrate timely and coordinated infrastructure provision to align with land use
- encourage economic diversity, growth and leveraging of investments in key infrastructure and region-shaping projects
- maintain a strong position on building height limits
- incentivise best practice sustainable development
- promote good design principles (Sunshine Coast Design)
- prioritise high quality urban landscaping, deep planting and walkable, shady streets
- encourage high quality design of multi-unit residential and mixed use development
- recognise the distinct character and identity of individual communities
- effectively plan for local areas
- recognise, protect and promote the identity, values, traditions and aspirations of Traditional Custodians and their cultural heritage
- recognise historic (post-contact) cultural heritage
- protect biodiversity, significant natural features, landscape character and scenic amenity
- protect the ongoing viability of natural economic resources (e.g. agricultural land, forestry, fisheries and extractive resources)
- encourage appropriate value adding rural enterprises
- avoid expanding into highly constrained or high hazard areas and improve resilience to natural hazards in existing developed areas
- adapt to a changing climate.

## What is likely to change and what is likely to stay the same?

In planning for a Sunshine Coast in 2041 that retains the values and character of the region and maximises opportunities for the future, many areas will mainly stay the same, while some areas will grow and evolve.

Those areas most likely to experience noticeable change over the next twenty years include:

- Maroochydore, as an emerging city centre, will be the heart of the Sunshine Coast and a vibrant hub of commerce, technology, innovation, entertainment, tourism and inner city living
- the larger mixed use centres of Nambour, Kawana<sup>5</sup>, Sippy Downs, and Caloundra will continue to be a focus for residential and business growth
- parts of the coastal corridor from Maroochydore to Caloundra will experience urban renewal, with the revitalisation of key centres including Maroochydore, Mooloolaba, Kawana, Birtinya and Caloundra. These key centres will be highly accessible and will, create more jobs, attract investment and offer a diversity of housing choice
- large master planned communities at Caloundra South (not regulated by the planning scheme), Palmview and Beerwah East (subject to further planning) will grow within defined limits. A new town centre is emerging at Caloundra South and this will continue to grow as Aura develops. A range of small and medium sized centres may emerge at Beerwah East in the medium to long-term.

Areas that are likely to experience little change include:

- existing low density residential suburbs including parts of the coastal corridor, north of the Maroochy River, on the Buderim Plateau and north-east, south and west of Caloundra
- existing rural residential areas, apart from some areas that may be well-located and suited for potential conversion to urban residential and within the Urban Footprint
- the smaller hinterland towns and villages which will continue to retain their individual identity and character
- rural, natural and open space areas which will continue to be protected and enhanced.

No significant growth or change is intended to occur outside the existing Urban Footprint set by ShapingSEQ.

<sup>5</sup> Kawana refers to the Kawana Major Centre, comprising the Kawana Town Centre at Birtinya and Kawana Shoppingworld and immediately surrounding commercial land.

## Proposed vision and regional planning directions

### **The Sunshine Coast is a special place to live.**

We love the climate, relaxed outdoor lifestyle, vibrant and unique communities and distinctive natural landscapes. By planning well, we can protect and enhance the things we value about our region, as well as ensure that the built environment supports our vision for the region's future.

Based on feedback about what the community has already told us they value, Council has drafted proposed planning directions for the region.

**To find out more and provide your feedback visit**  
[haveyoursay.sunshinecoast.qld.gov.au](https://haveyoursay.sunshinecoast.qld.gov.au).

**The proposed vision and regional planning directions for the new planning scheme seek to:**

- achieve the community and council's aspirations for the Sunshine Coast
- reflect community values
- optimise the opportunities and effectively manage the challenges of growth and change and
- align with the State, regional and Sunshine Coast planning policy framework.

In some cases, there is a need to balance competing values and aspirations. The proposed vision and planning directions seek to do this in a manner that best meets the interests and needs of the Sunshine Coast as a whole, into the future.

The proposed vision for the new planning scheme is an aspirational statement of the type of place the Sunshine Coast is intended to be in 2041. This 'paints a picture' of the desired future for the region based on the values and aspirations of the community and council.

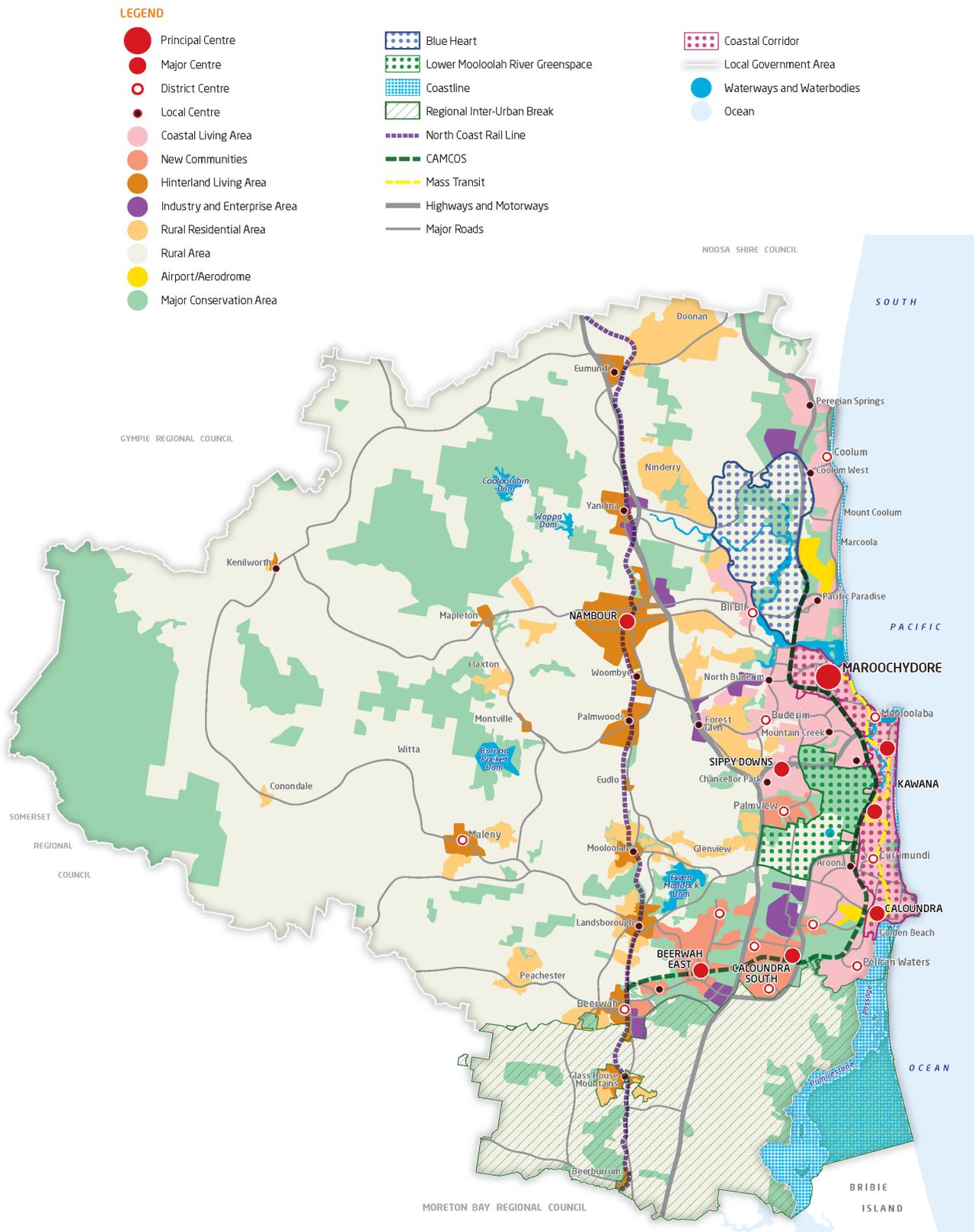
**The proposed overarching vision for the Sunshine Coast is:**

*In 2041, the Sunshine Coast is recognised as a desirable, liveable and sustainable place, where healthy, smart and creative communities thrive in a well-defined, connected, and transit-oriented pattern of settlement, which is resilient to the changing environment.*

This broad vision is extended through more detailed draft vision statements and regional planning directions set out under each of the following themes:

- **Shaping sustainable growth**
- **A smart economy**
- **A healthy and resilient environment**
- **A strong and creative community of communities**
- **Connected people and places.**

Some elements of the proposed regional planning directions are shown on **Map 1: Proposed Settlement Pattern.**



Map 1: Proposed Settlement Pattern

## Shaping sustainable growth

### Proposed vision

*In 2041, the Sunshine Coast is emerging as a relaxed yet sophisticated and dynamic, sustainable city-region, with a series of distinct and clearly defined centres, urban and suburban areas, hinterland towns and villages, embedded within a green mosaic of healthy and regenerative farmland and bushland, framed by mountains, ranges and rivers, the coastline, beaches and ocean.*

*The sensitive balance and connection between the natural and built environment that the Sunshine Coast is renowned for, remains a distinguishing feature that differentiates the region from the remainder of metropolitan South East Queensland.*

*Centres are the heart of community life. Maroochydore City Centre has developed as the vibrant economic and social heart of the Sunshine Coast, a smart and bustling city centre, providing a new coastal urban live/work experience with high levels of access to jobs, recreation, entertainment, transport and services.*

*Stretching south along the coastal corridor from Maroochydore to the major centres of Kawana (comprising of Kawana Town Centre and Kawana Shoppingworld) and Caloundra, a series of well-designed, leafy, transit-oriented urban villages have emerged in defined nodes along a new mass transit spine. Whilst parts of the corridor remain relatively unchanged, development in the urban villages has greatly improved housing diversity and choice, providing more affordable and sustainable living, and increasing live/work opportunities. The traditional coastal suburbs north of the Maroochy River, on the Buderim Plateau and north-east, south and west of Caloundra remain relatively unchanged, offering lower density suburban living opportunities.*

*To the west and south, newer communities at Palmview, Caloundra South (Aura) and Beerwah East showcase integrated, well-planned, transit-oriented and sustainable master planned development and support a range of housing types. Development in these areas is aligned with infrastructure delivery and supported by high frequency public transport.*

*Further to the west, the Sunshine Coast Hinterland is home to flourishing communities in a variety of rural town, rural village, rural residential and rural settings. Nambour's town centre is a vibrant hub serving hinterland communities and has emerged as a popular live music and entertainment destination, while Beerwah provides the southern transit gateway to the Sunshine Coast. Smaller centres service local areas and neighbourhoods across the region.*

*Natural areas and rural lands are protected from fragmentation and intrusion by urban activities and development that would undermine rural and cultural landscape character and productive capability such as urban sprawl, commercial development and inappropriate signage.*

*The community values the cultural heritage of the Traditional Custodians and advances its protection as the Sunshine Coast grows and changes.*

*The community has embraced new technologies and the provision of physical, social, environmental and digital infrastructure has kept pace with growth and community needs.*

## ***Proposed regional planning directions***

The proposed vision for ***Shaping sustainable growth*** is intended to be achieved through the following proposed regional planning directions:

- (a) The Sunshine Coast's lifestyle, character and natural environment is protected and enhanced.
- (b) The urban settlement pattern promotes a compact and efficient urban form, walkable and cycle friendly communities close to public transport and affordable living, including increased housing diversity and choice.
- (c) The Sunshine Coast is a "community of communities", with distinct urban and hinterland towns and villages.
- (d) A diversity of housing options is encouraged to better match housing needs and assist affordable living.
- (e) Urban and rural residential development is contained within local growth management boundaries.
- (f) ***Coastal living areas*** (Refer to **Map 1**) comprise ***Urban living areas*** and ***Suburban living areas***:
  - i. ***Urban living areas*** provide a focus for urban renewal, particularly in and around mixed use centres within the Maroochydore to Caloundra coastal corridor and Sippy Downs. In these areas, well defined compact urban villages provide a range of housing options set within attractive shady streets. These areas are close to employment, services, entertainment, education, recreation and high frequency public transport.
  - ii. ***Suburban living areas*** include the Sunshine Coast's traditional low density suburbs, or parts of suburbs, which are intended to be retained with mainly detached dwelling houses on traditional sized suburban lots, serviced by established smaller scale centres.
- (g) ***New communities*** (Refer to **Map 1**) comprise the larger greenfield master planned communities at Palmview, Caloundra South and Beerwah East. These areas provide a wide range and mix of housing types, active and public transport, community facilities and other infrastructure.
- (h) ***Hinterland living areas*** (Refer to **Map 1**) comprise a series of distinct towns and villages within the Sunshine Coast hinterland. Nambour and Beerwah provide for renewal opportunities within and close to the town centres. Residential neighbourhoods provide predominantly low density housing, with larger lots than coastal areas.
- (i) ***Rural residential areas*** (Refer to **Map 1**) comprise existing rural residential communities which provide for living opportunities on large lifestyle lots. Further subdivision is subject to the resolution of local constraints and character considerations.
- (j) ***Rural areas*** (Refer to **Map 1**) are retained for their rural production, landscape character, cultural heritage and environmental values.
- (k) Urban and rural residential areas are framed and defined by a green frame of rural and natural areas which are retained and not fragmented. The green frame includes the Blue Heart, Lower Mooloolah River Greenspace, Regional Inter-Urban Break and the Coastline (Refer to **Map 1**).
- (l) Infrastructure is provided in a timely and coordinated manner to efficiently service and support the preferred pattern of settlement.
- (m) Development of constrained land is avoided or minimised.

## Defined boundaries for growth

Within the Urban Footprint and Rural Living Area defined in ShapingSEQ, Council further defines local growth management boundaries consisting of urban growth management boundaries and rural residential growth management boundaries, which seek to:

- protect natural and landscape values
- avoid development on land that is subject to natural hazards
- protect natural resources and productivity of rural land
- maintain the individuality of communities.

Urban growth management boundaries also seek to:

- provide a more compact and efficient urban form that reduces reliance on private vehicles; and
- deliver infrastructure and services efficiently.



## Well designed mixed-use centres

Focussing residential and business growth in mixed use centres enables a more efficient, sustainable and functional settlement pattern, where people can live, work and play. It also provides diversified and more affordable living options which better match the changing demographic of our growing population.

Good urban design is critical to maximising these benefits, with leafy, green, vibrant and pedestrian friendly walkable streets and buildings designed for sub-tropical living.



## Green frame

The green frame is a critical part of the Sunshine Coast's settlement pattern. It frames the urban area, promotes distinctive and separate communities, builds resilience to climate change, protects rural and scenic landscape values, protects natural areas and provides open space areas for sport and recreation.



## A smart economy

### Proposed vision

*In 2041, the Sunshine Coast is a smart and prosperous region with a diverse, adaptable, dynamic and high value economy. Boosted by major infrastructure investment and region shaping projects, and with new digital infrastructure and technologies allowing businesses and employees greater locational flexibility, our desirable lifestyle and environment have given the region a natural competitive advantage, and helped make the Sunshine Coast a region of choice for new and innovative businesses.*

*A range of high-value industries are established, providing significant new employment opportunities in health and well-being; education and research; knowledge based industries and professional services; tourism, sport and leisure; food and agribusiness; aviation and aerospace; and clean, high-tech or digital technologies. Entrepreneurship, talent and creativity, technology, and innovative business practices are highly valued, utilised and leveraged. The region is recognised as one of Australia's most successful entrepreneurial locations and known for its ability to harness innovation and technology to generate new opportunities.*

*The traditional sectors of construction, retail and tourism are continuing to grow in response to the delivery of infrastructure and increased investment. While small business remains at the core of the economy, the Sunshine Coast is home to an increasing number of larger and more globally-oriented businesses which are strengthening and diversifying the economy and enhancing career opportunities.*

*A network of well-designed, accessible, activated and compact centres is established across the Sunshine Coast providing activities and employment opportunities which reflect their intended role and function. Centres are designed for people first and foremost. Development design fosters casual business and social interaction, strengthening local trade and building social and human capital.*

*Major health and wellbeing, and education, research and technology hubs centre around the Sunshine Coast University Hospital at Kawana, and the University of the Sunshine Coast at Sippy Downs. Throughout the region, modern industry and enterprise areas accommodate a range of production, processing, manufacturing, and other value-adding industrial activities.*

*Rural areas are thriving, with cropping, grazing and local food production supported by compatible value adding opportunities such as agri-business, rural industry, and rural, cultural and nature based tourism.*

## Growing the economy

Growing a new economy means:

- supporting high value industries
- focussing business and residential growth within the Enterprise Corridor
- growing Maroochydore as our City Centre
- growing health, business, knowledge and technology precincts
- leveraging opportunities provided by the Sunshine Coast Airport, Caloundra Aerodrome and associated activities
- new tourism and leisure events and facilities
- supporting agri-business and agri-tourism.

Traditional economic sectors such as retail, construction, tourism and agriculture will evolve and continue to be supported.



Credit: Hassell

## Proposed regional planning directions



The proposed vision for **A smart economy** is intended to be achieved through the following proposed regional planning directions.

(a) Business and employment activities:

- i. build on the traditional economic sectors while encouraging the establishment and growth of high value industries
- ii. leverage major investments in public and private infrastructure
- iii. protect and leverage the lifestyle, character and natural attributes of the Sunshine Coast.

(b) Economic growth is focussed in the key industry and enterprise areas generally from the Sunshine Coast Airport in the north to Caloundra in the south and west to Caloundra South and Beerwah East, known collectively as the Sunshine Coast Enterprise Corridor.

(c) Economic growth and growth in high value industries is supported by continued investment in key enabling infrastructure and region shaping projects including:

- i. the Maroochydore City Centre Priority Development Area (PDA)
- ii. master planned communities in Caloundra South, Palmview,

- iii. Kawana Waters and, subject to further planning, Beerwah East
- iii. a new mass transit system along the Maroochydore to Caloundra coastal corridor
- iv. a new regional passenger rail line linking Beerwah to Caloundra, Maroochydore and the Sunshine Coast Airport (within the CAMCOS corridor)
- v. upgrades to the North Coast Rail line
- vi. upgrades to the Bruce Highway
- vii. upgrades to the Sunshine Motorway
- viii. the Sunshine Coast Airport expansion
- ix. the University of the Sunshine Coast and adjacent Sippy Downs business and technology area
- x. Sunshine Coast University Hospital and adjacent Kawana health precinct
- xi. the international submarine broadband cable and network.

(d) A network of mixed-use, transit-oriented centres provide a focus for growth in business, residential and community activities.

(e) The emerging city of Maroochydore is supported by a network of town and village centres that are hubs of business and community life.

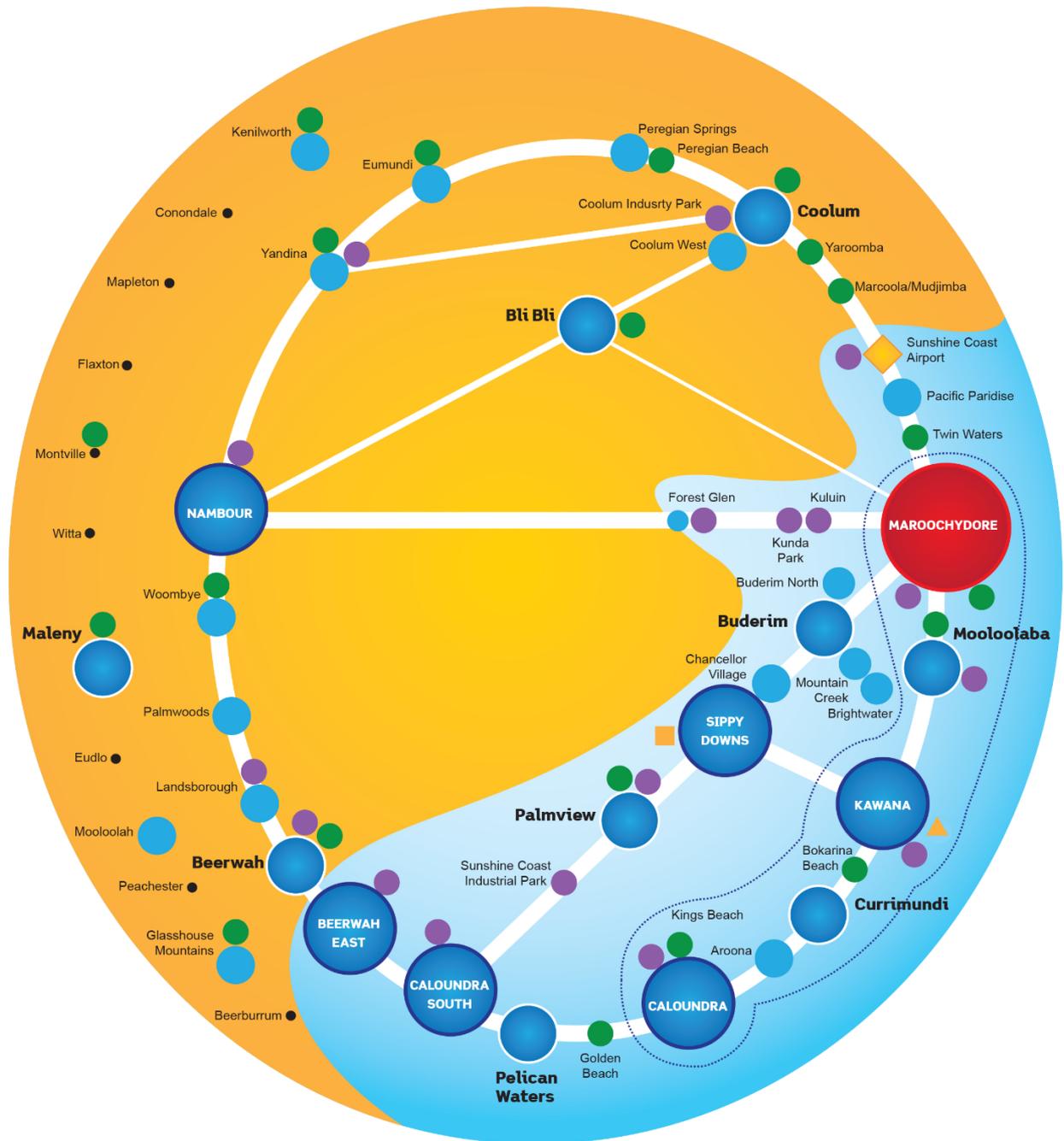
(f) Mixed use residential development is encouraged in centres, particularly in Maroochydore and the major centres of Kawana (comprising of Kawana Town Centre and Kawana Shopping World), Sippy Downs, Caloundra, Caloundra South, Beerwah East and Nambour.

(g) Towns and villages are designed for people first and foremost with high amenity shady streets and public spaces that support business and social interaction and active lifestyles.

(h) Industry and enterprise areas provide for industrial uses compatible with their location.

- (i) Opportunities for additional industrial land are identified.
- (j) The Sunshine Coast University Hospital, the adjoining Kawana health precinct and Kawana Town Centre provide significant health and well-being, employment and education opportunities.
- (k) The University of the Sunshine Coast and the adjoining Sippy Downs Town Centre business and technology precinct provide a key location for research, education, learning, innovation and investment that supports an appropriate mix of specialist, innovative, and university based business, employment, residential and community activities.
- (l) Other public and private hospitals, and tertiary and trade based learning facilities, throughout the Sunshine Coast, provide high value specialised employment opportunities with a health, education and/or training focus.
- (m) The Sunshine Coast Airport is a specialist aviation and aerospace precinct providing an expanded range of aviation and aerospace business and industry uses, visitor accommodation and other supporting, related and compatible employment opportunities. The airport also serves as critical infrastructure supporting the region generally.
- (n) Caloundra Aerodrome continues to support general aviation, aviation history and related and complementary high value economic activities.
- (o) Tourism, sport, major events and leisure activities provide experiences and products that showcase the Sunshine Coast in well planned and serviced locations.
- (p) Low impact cultural and environmental tourism experiences are supported, where consistent with the values, heritage and character of the land on which they are located.
- (q) The economic benefits associated with the protection of Traditional Custodian culture and the associated aspirations of the Kabi Kabi peoples and Jinibara peoples are supported.
- (r) Opportunities are created for home based businesses consistent with local residential character and amenity.
- (s) Rural and agricultural land provides for a wide range of rural production and agricultural activities which contribute to the Sunshine Coast's economy and landscape character.
- (t) Rural production activities are complemented by a range of rural industry/enterprise, agri-business and rural and nature based tourism activities.
- (u) Natural economic resources such as agricultural land, extractive resources, forestry and fisheries are protected from incompatible land uses and remain available for productive use. Adverse amenity and environmental impacts are avoided in the first instance or minimised and mitigated.

Key spatial elements are conceptually shown on **Figure 7**:



**Note:**

1. The Kawana Major Centre comprises the:
  - Kawana Town Centre; and
  - Kawana Shopping World and immediately surrounding land.
2. Neighbourhood centres are not identified.

City Centre	<span style="color: red;">●</span>	Sippy Downs - Business and Technology Precinct	<span style="color: orange;">■</span>
Major Centre	<span style="color: blue; font-size: 2em;">●</span>	Aviation and Aerospace Precinct	<span style="color: yellow;">◆</span>
District Centre	<span style="color: blue;">●</span>	Industry and Enterprise Area	<span style="color: purple;">●</span>
Local Centre	<span style="color: lightblue;">●</span>	Maroochydore to Caloundra Coastal Corridor	<span style="border: 1px dashed black; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>
Tourism Focus Area	<span style="color: green;">●</span>	Sunshine Coast Enterprise Corridor	<span style="color: lightblue; border: 1px solid black; border-radius: 50%; width: 10px; height: 10px; display: inline-block;"></span>
Kawana - Health Precinct	<span style="color: orange;">▲</span>	Rural Enterprise and Landscape Area	<span style="color: yellow;">●</span>

Figure 7: A network of centres and enterprise areas

## A healthy and resilient environment

### Proposed vision

*In 2041, the Sunshine Coast is a healthy and resilient region. Recognised as a UNESCO Biosphere, the region's outstanding biodiversity, natural assets and landscapes, including the Blackall Range and Glass House Mountains, beaches, headlands, coastal plains, waterways and wetlands are protected and remain undiminished by development.*

*Consolidated and expanded core habitat areas are ecologically connected and healthy functioning areas, enhancing biodiversity conservation and resilience to a changing climate. The conservation estate and private landholder partnerships has been expanded, contributing to the protection and enhancement of these natural values. The region has achieved a net gain in native vegetation extent.*

*The community continues to work to reduce emissions, adopt new environmental technologies and adapt to a changing climate. Development in the region reflects clever, resilient and sustainable design, from the overall settlement pattern and transport networks, to the design of suburbs and centres, individual streets, buildings, infrastructure and places.*

*The pattern of settlement is shaped such that new urban areas avoid critical natural hazards, in particular flooding and storm tide inundation, permanent tidal inundation, coastal erosion, bushfire and landslide. The resilience of existing urban areas has increased over time.*

*Within the Maroochy and Mooloolah River Floodplains, the protection and rehabilitation of non-urban lands has helped build resilience for rural and urban communities and assisted with adaptation to a changing climate and more frequent natural hazard events. These areas support enhanced ecological values and provide space for low impact recreational activities.*

*The Sunshine Coast's natural environment is recognised, protected and valued by residents and visitors for the wide range of ecosystem services it provides, including its fundamental contribution to health and well-being, local character, identity, culture and sense of place, and to our economy's competitive advantage. The connected cultural landscape, its cultural value and ongoing traditional care and knowledge of the environment by Kabi Kabi peoples and Jinibara peoples is highly valued and is important to the story and identity of the region.*

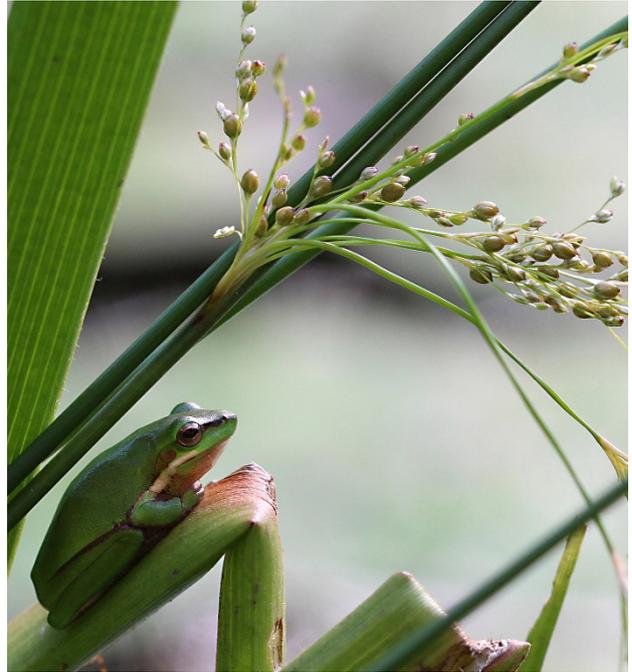
*Lush green urban areas provide micro habitats for local native plant and animal species and reduce urban heat effects. The built environment connects strongly with the natural environment, providing climate responsive, energy efficient sub-tropical living environments, and promoting a healthy and active outdoor lifestyle.*

*The region boasts a healthy physical environment, with clean air, soil and water. Development is energy, waste and water efficient and a significant proportion of energy needs are obtained from renewable sources. In 2041, the Sunshine Coast has achieved its goal to be Australia's most sustainable region.*

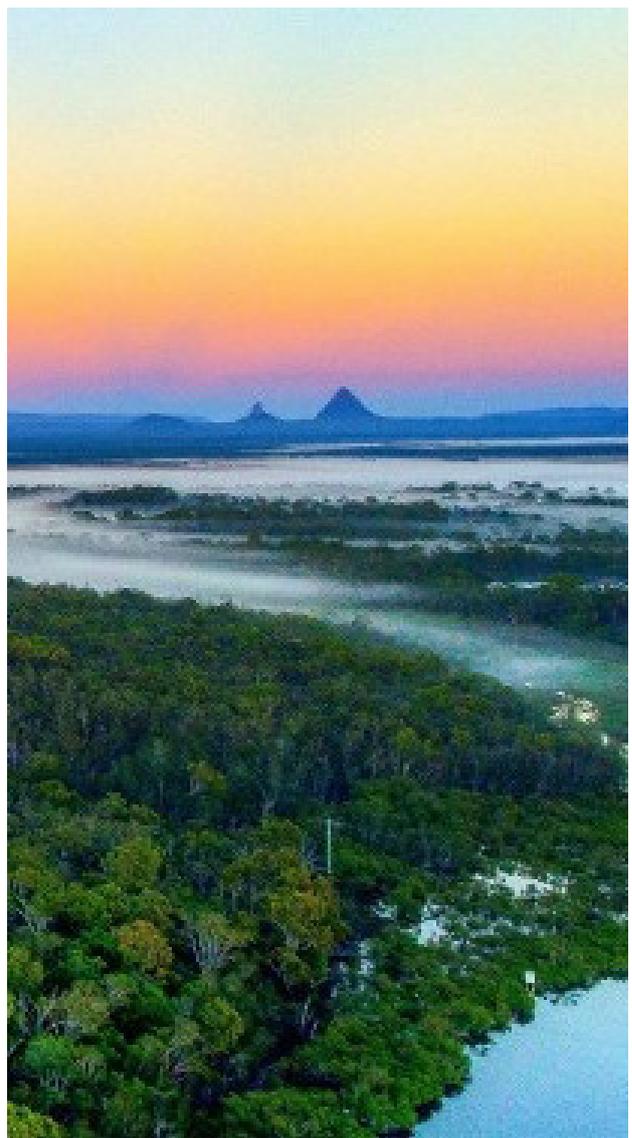
## Healthy environment, healthy community

A healthy natural environment provides physical, social, cultural and economic benefits to the community, including:

- food
- clean air and water
- carbon reduction in the atmosphere
- flood regulation
- climate resilience
- pest and disease control
- psychological, cultural, spiritual; recreational; lifestyle and economic benefits.



Credit: Unitywater



Credit: Suzanne Jones

## **Proposed regional planning directions**

The proposed vision for **A healthy and resilient environment** is intended to be achieved through the following proposed regional planning directions:

- (a) Remnant and non-remnant native vegetation, natural waterways and wetlands, coastal environments and other important terrestrial and aquatic habitat areas are recognised as being essential to supporting the Sunshine Coast's biodiversity, economic activity, resilience, community and cultural identity, health and wellbeing.
- (b) Biodiversity conservation, ecosystem health and resilience are supported by protecting and restoring habitat areas and their ecological function.
- (c) Natural waterways and wetlands are maintained predominantly in their natural state.
- (d) The natural values and functions of coastal environments are preserved.
- (e) Urban biodiversity is protected and enhanced, and connected through multi-purpose green corridors, generous deep planted landscapes and streetscapes, parks and other open space.
- (f) The linkages between the environmental quality of the region and the culture of our Traditional Custodians are recognised.
- (g) The risk of harm to people, property, economic activity and the environment due to natural hazards including flooding, bushfire, landslide, extreme temperatures, coastal erosion, expanding tidal extents and the disturbance of acid sulfate soils, is avoided or minimised.
- (h) The Maroochy River Floodplain (including the Blue Heart), the Lower Mooloolah River Floodplain (including the Lower Mooloolah River Greenspace), and the Lower Pumicestone Floodplain are protected for their critical role in flood management and storage, and contribution to climate resilience for the Sunshine Coast.
- (i) The quality of the air, acoustic and lighting environment is maintained at a high level to protect the health and wellbeing of the community and the natural environment.
- (j) The Sunshine Coast's built environment is climate responsive, adaptable and resilient and embeds sustainable design features.
- (k) Water supply, wastewater, energy and waste management infrastructure is healthy, sustainable and reliable.
- (l) Development adopts best practice environmental technologies and provides for sustainable energy and waste management infrastructure.

### **Healthy environment, healthy community**

Climate change is likely to be the biggest challenge for our future. It will affect our liveability, health, natural environment and economy. Over time, we expect the Sunshine Coast will be exposed to:

- rising sea levels
- more extreme weather events
- increasing temperatures
- drying catchments
- changes to biodiversity (plants and animals).

The proposed regional directions have been informed by the CSIRO climate change projections and Council's Coastal Hazard Adaptation Strategy. They aim to reduce greenhouse gas emissions and improve climate resilience.

## A strong and creative community of communities

### Proposed vision

*In 2041, the Sunshine Coast is still a “community of communities”. A special and memorable place, which is part of, but clearly separated from, the remainder of metropolitan South East Queensland. Communities within the region remain distinct and separate from one another.*

*Residents have a strong sense of community identity and pride, reinforced by a strong connection to place, history and culture. The diverse range of distinctive and sensitive natural landforms and landscapes which contain, and weave in and around, urban and rural residential communities continue to be prominent features in the Sunshine Coast landscape and retain a high level of scenic, community and cultural value. The story of place and these natural landforms, according to Kabi Kabi peoples’ and Jinibara peoples’ culture and custom, form a strong part of the region’s identity and evolution. The cultural heritage of the region is identified, valued and protected for future generations as a core part of the region’s identity.*

*In 2041, the Sunshine Coast embodies the best of relaxed coastal urban and hinterland living. The built environment respects and connects to the natural environment, with sub-tropical design and generous deep planted landscaping that echoes the colours, textures, forms and species of the coastal and hinterland environment. Development design blurs the line between indoor and outdoor, and public and private spaces, contributing to a leafy, relaxed and informal ambience. An extensive network of parks, open space and well shaded pathways and cycle ways encourage and promote healthy, active living.*

*Outside the Maroochydore City Centre and major centres, buildings and structures typically sit below the tree line, nestled in the landscape, ensuring iconic local and regional views are protected, and places maintain a human scale and village character. Residents and visitors continue to experience the Sunshine Coast as a place where the natural landscape, rather than the built landscape, is dominant.*

*The Sunshine Coast’s communities are diverse, inclusive, adaptable and resilient, with high levels of community wellbeing. Communities are focussed around vibrant and attractive centres, where activated streets and community spaces provide places for exchange and social interaction, building social capital and creativity and strengthening local trade.*

*In 2041, the Sunshine Coast has a diverse and sophisticated culture which values our stories, our quality learning environments and cultural institutions, all of which support and encourage creativity and the arts. Small and start-up businesses and creative industries thrive in vibrant centres and bustling enterprise areas. The community proudly celebrates a variety of local festivals, community and sports events, and performances which showcase the Sunshine Coast and contribute to the local economy.*

## The Sunshine Coast is a community of communities

The Sunshine Coast is a community of communities with distinct towns, villages, suburbs and urban areas giving residents a strong sense of connection to their local community. This sense of identity can be enhanced by:

- recognition of local character elements
- green breaks around our urban areas
- protection of natural features and landscapes
- a built environment that complements the natural landscape
- planning for vibrant town and village centres
- promoting Sunshine Coast Design
- protection of cultural heritage
- provision of open space and community facilities.



## **Proposed regional planning directions**

The proposed vision for **A strong and creative community of communities** is intended to be achieved through the following proposed regional planning directions:

- (a) The pattern of settlement, landscape character and built form support and reinforce the unique identity of the Sunshine Coast and its individual coastal and hinterland communities.
- (b) The identity of the Sunshine Coast as part of, but separated from, the remainder of metropolitan South East Queensland is maintained and reinforced through the protection of the regional inter-urban break, in particular from urban and rural residential development.
- (c) The Sunshine Coast's natural landscape features are protected and remain distinct in the landscape.
- (d) The height of buildings and structures recognises the distinctive character and amenity of the Sunshine Coast as a place with predominantly low to medium rise built form.
- (e) Development does not exceed the set height limits.
- (f) Development reflects the sub-tropical environment and character of the Sunshine Coast providing for locally responsive built form and landscaping, incorporating Sunshine Coast design principles.
- (g) Generous greenspace, green corridors, deep planted landscapes and streetscapes are incorporated within the public and private realm.
- (h) The unique cultural, spiritual and historic associations of the Traditional Custodians of the land are acknowledged and valued.
- (i) The cultural heritage aspirations of the Traditional Custodians are recognised.
- (j) Development protects and does not diminish places of Aboriginal cultural heritage significance. Opportunities to sensitively integrate development and cultural heritage is supported where it does not restrict access, impact on, or undermine cultural values or prevent maintenance of cultural practices for Traditional Custodians.
- (k) Historic (post-contact) cultural heritage is identified and protected.
- (l) A diverse range of community facilities, services, parks, open space sport facilities and recreation facilities are provided that meet the needs of the community.
- (m) Parks, open space and sport and recreation facilities are well located and designed and are protected from encroachment by incompatible development and other adverse impacts.
- (n) Centres and other urban environments are designed in a manner which supports and encourages casual and social interaction, collaboration and communication.
- (o) Larger centres and urban tourism areas support a mix of uses.
- (p) Centres and enterprise areas foster creative industries and small-scale business start-ups.
- (q) Temporary events are supported where such activities contribute to community vitality and strengthen the local economy.
- (r) People of all abilities can access and utilise public buildings, streets, meeting places, community facilities, open space and other places of community interest.

### **Sunshine Coast Design**

Good design responds to the particular values of a place. These values can underpin design to ensure we respect, protect and enhance the distinct character of the Sunshine Coast. These values inform principles for good design which can be found in the [Sunshine Coast Design Book](#).

## Connected people and places

### Proposed vision

*In 2041, the Sunshine Coast is a well-connected city-region.*

*People can move around easily and are experiencing the benefits of more diverse housing focussed around high frequency public transport corridors. All major centres on the Sunshine Coast are linked by high frequency public transport connections, with new corridors bolstering existing networks.*

*In particular, the mass transit spine along the coastal corridor from Maroochydore through Kawana Waters to Caloundra, a new passenger railway connecting Beerwah and Maroochydore, through to the Sunshine Coast Airport, and improvements to the North Coast Rail Line from Beerburrum to Nambour, provide critical support to a well-planned settlement pattern. In 2041, walking is a prominent mode for short trips, supported by attractive and accessible shady streets and pathways. Cycling continues to increase in popularity with a world class cycle network and facilities in place. An extensive network of recreational trails contributes to a healthy and active Sunshine Coast lifestyle.*

*Although private vehicle use remains the dominant mode of transport for the region, particularly in rural and hinterland areas and for freight movement, its relative mode share has declined over time with public and active transport mode shares increasing. Technology has changed the way people and places are connected, providing greater travel choices and assisting in the transition to more efficient and sustainable ways of moving around.*

*In 2041, the Sunshine Coast maintains its attractiveness as a premier world class tourist destination. Tourist and day-trip visitors have increased, with many trips being undertaken on the integrated public transport network. The expanded Sunshine Coast Airport offers efficient regional, national and international passenger and freight air services, supporting expanded tourism, business and industry sectors.*

*High speed, reliable digital infrastructure networks connect the Sunshine Coast to the world, further supporting the region as a business and lifestyle destination of choice.*

## Transport infrastructure to support growth

Most people on the Sunshine Coast drive their own vehicle. However, as the Sunshine Coast grows, this will mean more private vehicles on the road and more congestion, unless we plan for alternatives now. Integrating land use and transport planning promotes opportunities for self-containment, better public transport, pedestrian and cycle friendly communities and maximises the use of existing infrastructure and supports investment in new infrastructure.



Artist impression Caloundra CBD



Artist impression Maroochydore City Centre. Credit: SunCentral.

## **Proposed regional planning directions**

The proposed vision for **Connected people and places** is intended to be achieved through the following proposed regional planning directions:

- (a) An integrated, functional transport network is provided that allows for the safe and efficient movement of people and goods.
- (b) Development prioritises and promotes active transport such as walking and cycling.
- (c) The public transport network is safe, convenient and accessible.
- (d) Existing and planned public transport corridors are protected, including:
  - i. a mass transit spine along the coastal corridor from Maroochydore through Kawana to Caloundra
  - ii. a regional passenger rail connection from the North Coast Rail Line at Beerwah through Beerwah East, Caloundra South, Caloundra and Kawana to Maroochydore
  - iii. the North Coast Rail Line
  - iv. bus priority on identified roads.
- (e) An efficient, high frequency public transport system connecting communities within the coastal corridor is provided.
- (f) Other high frequency public transport is provided within the *Coastal Living Area* and serving the hinterland town of Nambour.
- (g) Major road transport corridors are protected, safe and efficient and the percentage of private vehicle usage is reduced over time.
- (h) Allowance is made for emerging transport technologies.
- (i) Roads are well designed and allow for public transport and active transport.
- (j) Parking areas are designed to be safe and legible and meet the needs of development whilst encouraging a reduction in private vehicle use over time.
- (k) The Sunshine Coast Airport continues to develop as a significant passenger and freight air transport facility servicing regional, national and international markets.
- (l) Caloundra Aerodrome continues to support general aviation, aviation history and related and complementary economic activities.
- (m) Development provides for digital infrastructure.
- (n) Telecommunication facilities are located and designed to protect the environment and visual amenity.

### **Reducing car dependency**

Along with a range of initiatives, policies and projects, land use planning can help create a more sustainable Sunshine Coast by reducing private vehicle travel and encouraging alternative forms of travel such as public transport, walking and cycling.

**Have your say on what the Sunshine Coast could look like in 2041. Council wants your feedback on the Sunshine Coast Land Use Planning Proposal 2041.**

Your feedback will help Council plan for our region as we take the next exciting step in the sustainable development and evolution of the Sunshine Coast.

Importantly, this will help inform the development of the new planning scheme.

**The consultation period for the Sunshine Coast Land Use Planning Proposal 2041 finishes on 31 March 2022.**

## Have your say

- Visit [haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme](https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme)
- Contact the project team:

Phone: 07 5420 8953 during business hours

Email: [NewPlanningScheme@sunshinecoast.qld.gov.au](mailto:NewPlanningScheme@sunshinecoast.qld.gov.au)

Mail: New Planning Scheme Project  
Strategic Planning Branch  
Sunshine Coast Council  
Locked Bag 72  
Sunshine Coast Mail Centre Qld 4560



Scan me!

The new planning scheme will be prepared over the next two to three years. As we progress through the plan making process, there will be other opportunities to engage with you on the drafting of the new planning scheme.



Our region.  
**Healthy. Smart. Creative.**

[sunshinecoast.qld.gov.au/newplanningscheme](https://sunshinecoast.qld.gov.au/newplanningscheme)

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