

Submission to

DRAFT 'Shaping SEQ' South East Queensland Regional Plan 2023 Update and Supporting Documents

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Traditional Acknowledgement

Sunshine Coast Council acknowledges the Sunshine
Coast Country, home of the Kabi Kabi peoples and the
Jinibara peoples, the Traditional Custodians, whose
lands and waters we all now share.

We recognise that these have always been places of
cultural, spiritual, social and economic significance. The
Traditional Custodians' unique values, and ancient and
enduring cultures, deepen and enrich the life of our
community.

We commit to working in partnership with the Traditional
Custodians and the broader First Nations (Aboriginal and
Torres Strait Islander) communities to support self-
determination through economic and community
development.

Truth telling is a significant part of our journey. We are
committed to better understanding the collective histories
of the Sunshine Coast and the experiences of First
Nations peoples. Legacy issues resulting from colonisation
are still experienced
by Traditional Custodians and First Nations peoples.

We recognise our shared history and will continue to
work in partnership to provide a foundation for building
a shared future with the Kabi Kabi peoples and the
Jinibara peoples.

We wish to pay respect to their Elders — past, present
and emerging, and acknowledge the important role First
Nations peoples continue to play within the Sunshine
Coast community.

Together, we are all stronger.









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1. Commitment to the SEQ Regional Plan

Sunshine Coast Council welcomes the publication of the Draft 'Shaping SEQ' South East Queensland Regional Plan 2023 Update (draft SEQRP), Draft South East Queensland Infrastructure Supplement (draft SEQIS) and ShapingSEQ 2023 Update Regulation Amendment Consultation Paper. Council is appreciative of the opportunity to comment on these draft documents.

Council has been a long-term supporter of the collaborative planning model that has allowed the South East Queensland Regional Plan to become one of the leading frameworks for metropolitan planning in Australia. The State Government, working in partnership with Sunshine Coast Council, has delivered many positive planning outcomes for our region. We hope that this level of collaboration will continue and that meaningful responses to the current housing crisis will be delivered in the short and long-term.

Council also continues to work collaboratively with our community to develop policy responses that are fit-for-purpose, locally responsive and have a strong level of alignment with State policies. This is particularly evident in Council's Environment and Liveability Strategy 2017, the Sunshine Coast Mass Transit Project (Sunshine Coast Public Transport), planning scheme amendments that seek to advance regional planning directions and the ongoing preparation of Council's new planning scheme.

The housing crisis is a key issue for our region and Council is committed to working with all levels of government, the development industry and the community to provide an appropriate and effective response. However, while planning and its processes can positively contribute to solutions, the SEQ Regional Plan and local planning schemes can only go so far in facilitating the actual delivery of the right type of development in the right locations. Acknowledging these limitations, Council has recently endorsed the Sunshine Coast Housing and Homelessness Action Plan 2023 and is also implementing a range of other organisational initiatives to support the provision of more housing on the Sunshine Coast.

The content of this submission represents Council's initial response to the draft SEQRP and draft SEQIS. It identifies support for a range of new or amended policies, whilst raising concerns about some matters and providing specific recommendations about how some policies may be improved.

Council will continue to engage with the State Government on the development and delivery of these strategies in a way that is consistent with our long-term approach to managing growth, recognises the aspirations of our community, and contributes to realising Council's vision for the Sunshine Coast to be 'Australia's most sustainable region. Healthy. Smart. Creative'.

2. Key matters

Council's review of the draft SEQRP identifies a good level of alignment with existing and emerging Council policy. However, there are a range of matters which Council wishes to specifically draw attention to that require amendment or additional information to better recognise and reflect important local considerations and to make the plan successful in the long-term.

The content of this submission focuses on the following key matters:

- 1 The Northern Inter-urban Break
- 2 Halls Creek Potential Future Growth Area
- 3 Beerwah East Major Development Area (BEMDA)
- 4 Housing
- 5 Employment, Centres and Regional Activity Clusters
- 6 Infrastructure
- 7 Resilience.

Each matter is outlined in further detail as follows.





2.1 Northern Inter-urban Break

Council strongly supports the protection of the Northern Inter-urban Break (NIUB) as a critical regional green space. Enhanced recognition of the NIUB and draft SEQRP protection measures are also supported. Council recommends the further strengthening and refinement of these measures to ensure successful implementation of the stated policy intent.

The Northern Inter-urban Break is a critical major regional green space that plays an important role in preserving the Sunshine Coast's distinct character, identity and valued lifestyle.

Protecting the area's core values remains a priority of Council and our local community, particularly as the region's population grows.

Council supports increased measures for the recognition and protection of the Northern Inter-urban Break in the draft SEQRP and ShapingSEQ 2023 Update Regulation Amendment Consultation Paper. We believe the introduction of core values and their consistent application across the entire NIUB is important to support appropriate and consistent decision making in the future.

Recommendation 1

While the draft Inter-urban break values are generally supported (p197 of draft SEQRP), Council requests and recommends:

- Refinements be made to the draft values so they are more comprehensive and clearer in their intent. Appendix 1 contains suggested modifications.
- The plan be more specific around the application of the draft values to development assessment, growth management and plan-making processes.
- Relevant policies and sub-regional outcome statements specifically refer to the new division in Schedule 10 of the Planning Regulation 2017 to improve clarity for development assessment processes.
- Additional references to the NIUB be provided in other goals and elements of the draft SEQRP Policy to support the direct links already provided in Goal 4, Element 4 — Regional Landscapes.
- The policy be amended to explicitly state that cumulative impacts on the NIUB are to be considered and addressed, recognising that decisions made both inside and near the mapped extent have the potential to impact on the NIUB itself.
- First Nations' cultural heritage and values relating to the NIUB should be more clearly articulated to provide consistency with outcomes presented elsewhere in the plan.



Cadastral identification (boundaries) of the NIUB is also supported, with the exception of the treatment of the Halls Creek Potential Future Growth Area (Halls Creek PFGA). Council continues to oppose the exclusion of Halls Creek from the Northern Inter-urban Break as well as its identification as a PFGA, consistent with carefully shaped and long-held strategic planning policy, technical assessment and community feedback.

Notwithstanding this fundamental difference in opinion, in the event that Halls Creek is retained as a PFGA in the final regional plan, Council supports the introduction of a new

provision providing for an extension of the NIUB through the following sub-regional outcome:

‘...it is intended that the NIUB will be extended to include all parts of Halls Creek that are not deemed suitable for urban purposes.’

Council also requests that it be actively involved in all future planning for the NIUB to ensure adequate representation of broader community values and interests, and balanced technical analysis.



2.2 Halls Creek Potential Future Growth Area (Halls Creek PFGA)

Consistent with long-standing policy, Council maintains that the Halls Creek PFGA is neither appropriate nor needed for future urban development. Its logical place is within the NIUB.

Council remains concerned with the identification of the Halls Creek PFGA and its exclusion from the NIUB. Council's longstanding position is that the PFGA is unsuitable for future development for the following reasons:

- 1 The area does not represent or contribute to a compact settlement pattern.
- 2 Development of the area for urban purposes would not meet identified urban footprint principles.
- 3 The existence of Halls Creek PFGA sets an expectation that greenfield land can continually be used as a substitute for achieving a shift toward urban consolidation. This is inconsistent with the intent of the SEQRP and undermines its "push for the aspirational move from a dwelling growth ratio of 60 / 40 consolidation / expansion to 70 / 30 consolidation / expansion" (p76).
- 4 Development of Halls Creek PFGA is neither an immediate, short-term nor medium-term solution to the current housing crisis and could undermine the State Government's commitment to accelerate the delivery of Beerwah East Major Development Area.
- 5 Halls Creek PFGA does not support the efficient expansion of the regional transport network and will place further pressure on the Bruce Highway. It would also undermine the investments in transport infrastructure that are proposed in the draft SEQRP to service planned urban expansion fronts and the coastal corridor.
- 6 The development of Caloundra South (Aura) was originally only supported by Council on the basis that a substantive environmental rehabilitation program would occur in the Halls Creek area to manage impacts and improve the condition of the Pumicestone Passage as a trade-off to development.
- 7 Water quality impacts on the Ramsar-protected Pumicestone Passage resulting from development of Halls Creek PFGA are unlikely to be 'engineered out' with sufficient confidence.
- 8 Further development across the Pumicestone Passage catchment will likely accelerate documented and ongoing impacts on water quality and ecological habitats and undermine efforts to restore values. Given the regional, national and international significance of the Pumicestone Passage, this would be an unacceptable outcome and risk to take.

Recommendation 2

Council requests and recommends the removal of the Halls Creek PFGA in all forms and respects from the SEQRP (see also Recommendation 1).

The draft SEQRP has also proposed bioregional planning and natural hazard risk assessments for PFGAs across the SEQ region. For Halls Creek PFGA, Council is concerned such assessments may give unwarranted legitimacy to urban development aspirations and could be misconstrued as a 'de facto' development approval.

The proposed PFGA technical investigations:

- do not take account of capacity delivered on alternative sites (e.g. Beerwah East and the coastal corridor from Caloundra to Maroochydore). These areas can accommodate projected demand to 2046
- are at odds with the draft SEQRP statement that PFGAs do *"not promote or support their investigation for urban purposes during the life of the regional plan"* or *"imply that all, or any part of these areas, will be made available for development"* (p88, draft SEQRP).
- would only capture some relevant matters that contribute to a PFGAs planning context and would not provide a comprehensive or holistic review of the suitability of a PFGA for potential future development.

Comprehensive assessment of the Halls Creek PFGA already conducted by Council concludes that it is unsuitable for urban development for the reasons set out above.

Recommendation 3

Council requests and recommends the Halls Creek PFGA be explicitly excluded from proposals to undertake bioregional planning and natural hazard risk assessment investigations on the basis of it not being suitable for further investigation or future development (see also Recommendation 2).



2.3 Beerwah East Major Development Area (BEMDA)

Council supports the ongoing identification of Beerwah East Major Development Area (BEMDA) in the draft SEQRP, as the preferred site to accommodate projected population growth by urban expansion as well as new opportunities for economic development.

Council supports the retention of BEMDA and the strengthening of the plan's intent to expedite its delivery. Its continuing Major Development Area status recognises the significant role it will play in housing supply and employment for the northern sub-region. Importantly, it is a logical extension to existing urban development that strongly aligns with the goals that underpin the draft SEQRP.

It is anticipated that continued collaboration between the State Government and Council in the planning and delivery of BEMDA will realise the following opportunities for the site:

- The implementation of a fit-for-purpose planning framework and infrastructure arrangements that:
 - supports a timely and coordinated land release program
 - contributes to a more competitive housing market
 - provides for the timely delivery of infrastructure in a way that is both cost effective and meets important State and local government standards of service.
- An ability to showcase best practice urban form that aligns with the principles of the draft SEQRP (Goal 5 - Live, Elements 1-9), maximises the efficient use of the Urban Footprint, optimises opportunities in high amenity areas and allows for the concept of 'gentle density' to be realised in appropriately designed BEMDA neighbourhoods.
- Demonstration and delivery of diverse housing products and affordable housing options, critical not only for a growing population but also necessary to support economic growth in key industries and the ability to house essential workers on the Sunshine Coast.
- Early release of a significant stock of industrial land, that will contribute to regional economic growth, prosperity and self-containment.
- Delivery of an exemplary local environmental network, including green corridors along Mellum, Blue Gum and Bells Creek, connecting to the Mooloolah River National Park, Racemosa Environmental Reserve and Glass House Mountains National Park.



Recommendation 4

Council requests and recommends the following actions to support the expedited delivery of BEMDA:

- Identification of:
 - the Beerwah East Major Enterprise and Industrial Area (MEIA) in recognition of its role as a planned, regionally significant industrial precinct and
 - a Major Regional Activity Centre within BEMDA to provide certainty around the future centres network for the Sunshine Coast, consistent with the approach taken for Caloundra South.
- Ensuring the future Beerwah East rail station is identified in the business case for the Direct Sunshine Coast Rail Line.
- The submission of a strategic assessment under the Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act) to identify matters of national environmental significance upfront and provide more certainty for development in the future.
- The preparation of an agreed land release strategy with Council and other key stakeholders to ensure an integrated and effective forward program for development.
- Urgent commencement of negotiations with the relevant First Nations body to resolve outstanding Native Title matters relevant to initial land release.

2.4 Housing

Council supports the State Government's commitment to increasing housing supply, diversity and affordability. However, Council does not support a standardised and mandated approach to achieving these outcomes and believes this is best dealt with through Council's new planning scheme and refinement of other planning instruments over time.

Dwelling supply measures, including diversity splits and targets

Council accepts the population forecast for the Sunshine Coast and is confident in its ability to achieve the overall dwelling supply target (80,600 additional dwellings by 2046) under current and proposed planning instruments. Even under the business as usual (BAU) scenario (which is based on current planning scheme settings), the Sunshine Coast has only minor shortfalls emerging from 2031 onwards, relative to the proposed targets. This reflects both Council's long-term commitment to creating a sustainable and efficient pattern of settlement for the Sunshine Coast as well as where Council is currently at in the cycle of developing new planning instruments over time.

Council is preparing a new planning scheme that is intended to provide an enhanced focus on delivering urban consolidation. In particular, new consolidation opportunities will be focused within and close to centres and along key transport corridors in the coastal corridor between Caloundra and Maroochydore. Over time, the new planning scheme will significantly contribute to achieving the housing supply and urban consolidation targets set by the Regional Plan.

Council supports the State Government's continued commitment to prioritising consolidation over expansion, and the related aspirations for increasing housing diversity and affordability. Council's work in analysing housing needs for the new planning scheme and in preparing the Housing and Homelessness Action Plan 2023 confirms these outcomes are critical for the Sunshine Coast community.

However, Council has a number of concerns about the nature and efficacy of the proposed diversity targets under the draft SEQRP. In particular, Council is concerned that the draft SEQRP focuses almost exclusively on the role of planning settings to deliver urban consolidation. Significant barriers to housing diversity and affordability are considered to arise from an absence of key transport infrastructure to support planned urban consolidation

outcomes and a range of market uptake factors that are not currently being appropriately recognised or addressed.

Council acknowledges the State Government is considering the legislative tools available to meaningfully advance the housing strategies of the draft SEQRP.

As well as providing for effective, well designed inclusionary zoning mechanisms, matters for further consideration by the State Government should include:

- review of assessment decision rules to reinforce the relevance and defensibility of planning schemes;
- the ability to set defensible requirements for a minimum mix of dwelling types (not just discretionary outcome statements).

Council is also concerned that the proposed dwelling diversity sub-targets are likely to be complex, difficult to monitor and may provide only limited insight. We ask that the State Government designs and implements any monitoring carefully and in consultation with local government.

Density Done Well — Gentle Density and High Amenity Areas

Council supports the principles of 'gentle density' and increasing densities around 'high amenity' locations. Council has undertaken detailed place-based investigations and extensive community engagement to develop and implement sustainable, well-balanced regulatory settings for the location, extent and form of increased density.

However, Council urges the State Government to recognise that these concepts cannot be applied as a blanket, one-size-fits-all or mandatory approach. A locally responsive, place-based approach that optimises the relationships that exist between local governments and their communities is required to determine how density may be accommodated sustainably and in a way that maintains community trust in the planning system.

'Density done well' requires well considered parameters to ensure good long-term outcomes — especially related to greenspace and urban heating as well as respecting genuine local character values and constraints.

Housing Supply Statement

Council has prepared a Housing Supply Statement. This statement comprehensively demonstrates Council's proactive stance in these matters and eliminates the need for mandatory regulated planning provisions relating to residential development to be applied to the Sunshine Coast.

Recommendation 5

Council requests and recommends:

- The State government work closely with Council and other local governments to develop appropriate implementation and monitoring mechanisms for housing supply.
- The SEQRP be amended to recognise the importance of responding appropriately to local circumstances and fostering strong community acceptance to effectively re-create well designed, sustainable and resilient communities. Mandatory regulatory mechanisms to achieve housing supply aspirations are unlikely to work in practice at a broad scale and should not be imposed or foreshadowed as an implementation action of the SEQRP.

Recommendation 6

Council requests and recommends that the State Government review and endorse the Sunshine Coast Housing Supply Statement.





2.5 Employment, Centres and Regional Economic Clusters

Council supports the intent of the draft SEQRP to foster economic development and a high proportion of local employment on the Sunshine Coast.

Council has sought to provide for the future economic development needs of the Sunshine Coast through its various planning activities.

The draft SEQRP has identified a proposed extension of the Urban Footprint in the eastern part of Yandina, specifically for the purpose of accommodating industrial development. Council supports this inclusion. However, Council does not believe it warrants status as a Major Development Area (MDA). The scale of the site is small and certainly not commensurate with other MDAs identified in the draft SEQRP.

Identification of this area as a Major Enterprise and Industrial Area (MEIA), together with current and future planning scheme settings will provide adequate protection of the proposed industrial use of the site.

Recommendation 7

Council requests and recommends that the additional Urban Footprint site at Yandina not be identified as a Major Development Area in recognition of its small size and the existence of other ways of protecting it as a future industry area.

Council acknowledges and supports the ongoing identification of the Northern Gateway Regional Economic Cluster (between Maroochydore and Kunda Park) and the Kawana Regional Economic Cluster (between Kawana Shoppingworld and Kawana Town Centre).

However, it is considered important that Kawana Shoppingworld be confirmed as forming part of the Kawana Major Regional Activity Centre as this area already performs at a regionally significant level and provides key facilities, uses and connections that are not currently provided and are not capable of being provided at Kawana Town Centre.

Identification of Direct Sunshine Coast Line and Sunshine Coast Public Transport as 'Economic enabling infrastructure' in the final SEQRP for both of these Regional Economic Clusters is also considered important.

Recommendation 8

Council recommends and requests that the Kawana Shoppingworld Precinct be identified as forming a component part of the Kawana Major Regional Activity Centre.

Recommendation 9

Council recommends and requests that the Direct Sunshine Coast Line and Sunshine Coast Public Transport be identified as 'economic enabling infrastructure' for both the Northern Gateway and Kawana Regional Economic Clusters.



Providing for further industrial and commercial development opportunities on the Sunshine Coast remains a Council priority. Council's new planning scheme will increase planned capacity, as will the significant planned area in BEMDA.

While Beerwah Town Centre is, and will remain, an important district-level centre for the southern hinterland communities of the Sunshine Coast, BEMDA should be supported as a Major Regional Activity Centre in the final SEQR.

Recommendation 10

Council recommends and requests that a Major Regional Activity Centre be identified at Beerwah East in the final SEQR rather than the Beerwah Town Centre which is anticipated to transition to a district-level centre function over time.

The regional economy of the Sunshine Coast is changing. Emblematic of this change are the emerging aerospace industry clusters on the Sunshine Coast that will focus on innovation, education and research. Caloundra Aerodrome will support this industry as an aerospace innovation hub that incorporates education and research facilities, as detailed in Council's Caloundra Aerodrome Master Plan 2042¹. This will be a unique offering and expand on existing businesses with international recognition.

Identification of the Caloundra Aerodrome as a Knowledge and Technology Precinct in the final SEQR would be welcomed to support the role the precinct already plays in avionic research and development, and the expected expansion of those uses into the future.

Recommendation 11

Council recommends and requests that Caloundra Aerodrome be identified as a Knowledge and Technology Precinct in the final SEQR.

¹ The Caloundra Aerodrome Master Plan 2042 is available on Council's website at: sunshinecoast.qld.gov.au/experience-sunshine-coast/airports/caloundra-aerodrome/about-caloundra-aerodrome



2.6 Infrastructure

Council supports the identification of region-shaping infrastructure in the draft SEQRP to address existing infrastructure shortfalls and provide for the infrastructure needs of the Sunshine Coast into the future.

The draft SEQRP identifies the key infrastructure needs of the Sunshine Coast with greater clarity than the current SEQRP.

The specific identification of Sunshine Coast Public Transport, Direct Sunshine Coast Line, the North Brisbane — Bruce Highway Western Alternative, Beerburrum to Nambour rail upgrade (future stages) and the Kawana Motorway as Region-shaping infrastructure is welcomed by Council. Each of these infrastructure projects, along with the upgrade to the Mooloolah River Interchange, provide crucial support to Council's ability to accommodate an increasing population in the coastal corridor.

Council supports additional major local infrastructure projects being identified in the draft SEQRP as region-shaping infrastructure (as per the recommendation below).

Recommendation 12

Council recommends and requests that the following projects be identified as region-shaping infrastructure:

- Proposed Steve Irwin Way upgrades
- Grade separation of the Bells Creek Arterial and Caloundra Road roundabout upgrades
- Access improvements to Maroochydore.

Council supports the re-introduction of regional infrastructure planning through the Draft South East Queensland Infrastructure Supplement (draft SEQIS) and its recognition of the need to support future growth with timely infrastructure delivery. The draft SEQIS presents an opportunity to address and rectify historic disparities in infrastructure provision on the Sunshine Coast relative to other parts of the SEQ region. These disparities have diminished the ability of the Sunshine Coast to effectively accommodate population growth and are affecting the liveability of the region.

The infrastructure projects identified by the draft SEQIS are supported by Council. The addition of specific references to the Caloundra Aerodrome, Mooloolah River Interchange Upgrade and potential future duplication of the Northern Pipeline Interconnector would also be welcomed. It is understood that forthcoming regional infrastructure plans will have the capacity to reflect emerging State Government infrastructure projects, including for the additional health and education infrastructure that the Sunshine Coast needs to support growth.

Council seeks to continue collaborative approaches to the planning and delivery of infrastructure on the Sunshine Coast. A regional infrastructure strategy that provides greater certainty on the timing and delivery of infrastructure is a prerequisite to enable the Sunshine Coast to accommodate projected population growth in a sustainable way.

Council supports and requests further investment by the State in social housing projects on the Sunshine Coast to help address the housing crisis being experienced in the region. Council acknowledges this social housing is necessary to ensure a pathway to safe, secure and affordable housing options for all members of the Sunshine Coast community and highlights the severe lack in social housing investment by State Government in the region for many decades. The region has around half the amount of social housing provided in other regions, which is particularly concerning given the high and sustained level of growth as one of the State's fastest growing local government areas.

Recommendation 13

Council recommends and requests:

- A greater level of commitment be identified, and quantified, for social housing in the Sunshine Coast local government area
- The draft SEQIS and upcoming SEQIP include additional specific references to the Caloundra Aerodrome, Mooloolah River Interchange Upgrade, potential future duplication of the Northern Pipeline Interconnector, additional future health infrastructure and additional future education infrastructure
- The draft SEQIS and upcoming SEQIP provide certainty in relation to the timing and delivery of key State Government infrastructure.



2.7 Resilience

Council supports the increased emphasis in the draft SEQRP on local resilience and climate responsive design. This emphasis is consistent with Council policy, which has a proactive approach to natural hazards and the advancement of sustainable design as core considerations.

The impacts of flooding, bushfire, coastal inundation, landslide and urban heat are all experienced on the Sunshine Coast.

Council has dedicated significant resources and effort to improve its response to these hazards. Council's Environment and Liveability Strategy 2017, Coastal Hazards Adaptation Strategy and extensive investigations into local flooding are positioning Council to avoid or mitigate the impacts of natural hazards in line with best practice planning and local community expectations.

The new planning scheme under preparation will be key in advancing Council's response to coastal and freshwater inundation hazards, as well as bushfire and landslide.

All of Council's work is informed by and responsive to assumptions related to future climate.

Integrating resilience into future planning presents complex challenges in the short- and long-term. Council appreciates the stance of the draft SEQRP on these matters and seeks to work collaboratively with the State Government to provide integrated responses, including in strategic infill locations.

Planning for land use transition in the Blue Heart (Maroochy River floodplain) is a key consideration for local resilience. Council welcomes the specific recognition of the Blue Heart and future transition planning processes, including developing solutions for intolerable risk 'hot spots', in the draft SEQRP.

Council's policies to advance future resilience are multi-faceted. A cornerstone of Council's approach is the protection of Sunshine Coast's rural and natural landscapes from urban development. Protection of the Regional Landscape and Rural Production Area on the Sunshine Coast, as advanced in the draft SEQRP, is key to avoiding development in areas affected by natural hazards, as well as to maintaining the distinctive character, sustainability and appropriate scale of urban areas and rural towns.

Council also supports the emphasis that the draft SEQRP has on place making, place adaptation and environmentally responsive development design. This approach is consistent with Council's own aspirations and efforts to build local sustainability and resilience. This intent is principally reflected in the Environment and Liveability Strategy 2017 and Sunshine Coast Design (Yellow Book).

Recommendation 14

Council recommends and requests the State Government proactively collaborate with Council in relation to the development of planning and infrastructure responses to facilitate resilience in areas affected by natural hazards.





3. Conclusion

This submission identifies the matters within the draft SEQRP and supporting documents that are of most significance to Council as representative of the Sunshine Coast community.

Council acknowledges the value and importance of effective regional planning for South East Queensland and will continue to engage in such processes in a collaborative way.

To this end, Council requests that all of the recommendations outlined in this submission be considered by the State Government, as an important step in advancing positive planning, development and infrastructure delivery outcomes for the Sunshine Coast and the SEQ region as a whole.

4. Appendices

Attachment 1 - Amended Northern Inter-urban Break values

The seven (7) core values of the NIUB include preserving a non-urban break between urban areas, water, biodiversity, landscape amenity, culture, prosperity and community. Consistent with these values, uses occurring in the NIUB are small scale or involve only limited built form and infrastructure, earthworks or clearing, and do not significantly impact on local or regional amenity, landscape quality or environmental values and are consistent with the following objectives sought for the NIUB:

- 1 Protect and preserve separation between urban areas for non-urban land use purposes.
- 2 Maintain and restore hydrological functions and protect water quality discharging into creek systems, wetlands and other sensitive habitats associated with the Pumicestone Passage.
- 3 Maintain, restore and improve biodiversity and terrestrial and aquatic ecosystems.
- 4 Protect and enhance existing rural and scenic landscapes and character, including:
 - a) Views to and from the Glass House Mountains and the Pumicestone Passage;
 - b) Traditional rural activities and landscape settings.
- 5 Protect and enhance cultural landscapes and character, including:
 - a) Places of Aboriginal Cultural Heritage significance;
 - b) Places of historic cultural heritage (e.g. original village settlement sites, World War II fortifications).
- 6 Promote rural economic productivity and growth where:
 - a) directly aligned with the agricultural, recreational and environmental setting of the land;
 - b) direct economic benefits to the local economy can be demonstrated; and
 - c) infrastructure is cost effective, able to be appropriately maintained and minimises the potential for significant environmental impacts.
- 7 Encourage community access and enjoyment where consistent with the achievement of the other objectives.





