

# Strategic Framework Map 1 Land Use Elements

## Defined Management Boundaries

- Urban Growth Management Boundary (Note 1)
- Rural Residential Growth Management Boundary (Note 1)

## Land Use Categories

- Urban Area (Note 1)
- Rural Residential Area (Note 1)
- Industry and Enterprise Area
- Rural Enterprise and Landscape Area (Note 2)
- Major Sport and Recreation Open Space (Note 3)
- Major Conservation Area (Note 4)
- Further Investigation Area

## Activity Centre Network

- Principal Regional Activity Centre
- Major Regional Activity Centre
- District Activity Centre
- Local (Full Service) Activity Centre (Note 5)
- Specialist Regional Activity Centre - Sunshine Coast Airport

## Major Transport Elements

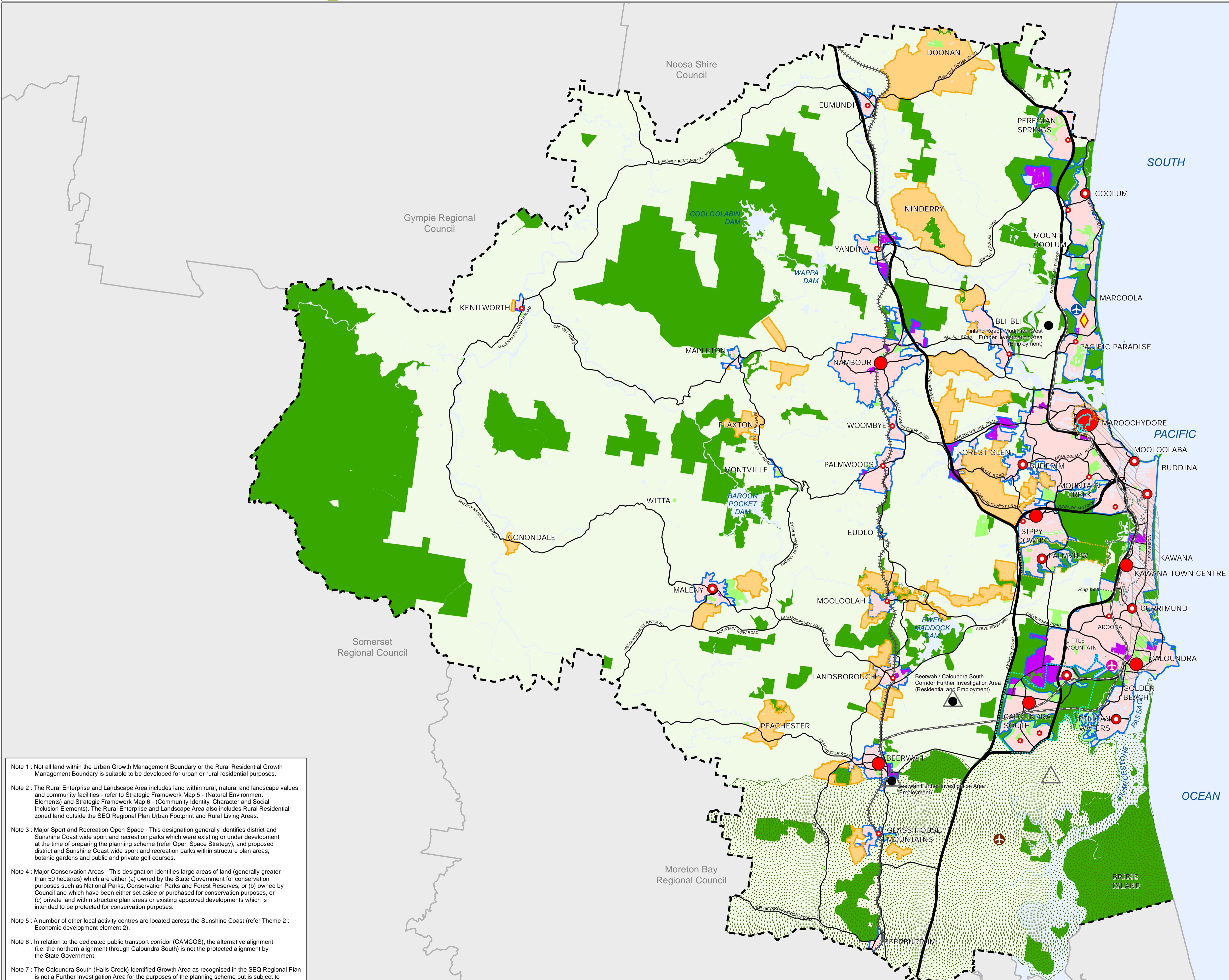
- Highways and Motorways
- Road
- North Coast Rail Line (subject to upgrade investigations)
- Dedicated Public Transit Corridor - CAMCOS (Note 6)
- Maroochydore to Caloundra Priority Transit Corridor
- Sunshine Coast Airport
- Caloundra Aerodrome
- Possible Future Aerodrome

## Major Landscape Elements

- Regional Inter-urban Break

## Other Elements

- Local Government Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the *Economic Development Act 2012*)
- SEQ Regional Plan Identified Growth Area (Note 7)
- Ocean, Waterways and Waterbodies



**Note 1:** Not all land within the Urban Growth Management Boundary or the Rural Residential Growth Management Boundary is suitable to be developed for urban or rural residential purposes.

**Note 2:** The Rural Enterprise and Landscape Area includes land within rural, natural and landscape values and community facilities - refer to Strategic Framework Map 5 - (Natural Environment Elements) and Strategic Framework Map 6 - (Community Identity, Character and Social Inclusion Elements). The Rural Enterprise and Landscape Area also includes Rural Residential zoned land outside the SEQ Regional Plan Urban Footprint and Rural Living Areas.

**Note 3:** Major Sport and Recreation Open Space - This designation generally identifies district and Sunshine Coast wide sport and recreation parks which were existing or under development at the time of preparing the planning scheme (refer Open Space Strategy), and proposed district and Sunshine Coast wide sport and recreation parks within structure plan areas, botanic gardens and public and private golf courses.

**Note 4:** Major Conservation Areas - This designation identifies large areas of land (generally greater than 50 hectares) which are either (a) owned by the State Government for conservation purposes such as National Parks, Conservation Parks and Forest Reserves, or (b) owned by Council and which have been either set aside or purchased for conservation purposes, or (c) private land within structure plan areas or existing approved developments which is intended to be protected for conservation purposes.

**Note 5:** A number of other local activity centres are located across the Sunshine Coast (refer Theme 2 - Economic development element 2).

**Note 6:** In relation to the dedicated public transport corridor (CAMCOS), the alternative alignment (i.e. the northern alignment through Caloundra South) is not the protected alignment by the State Government.

**Note 7:** The Caloundra South (Halls Creek) Identified Growth Area as recognised in the SEQ Regional Plan is not a Further Investigation Area for the purposes of the planning scheme but is subject to further planning assessment as part of the SEQ Regional Plan review.

This Strategic Framework map graphically represents elements of the Settlement Pattern theme at a conceptual level and is not intended to be interrogated at the cadastre level.

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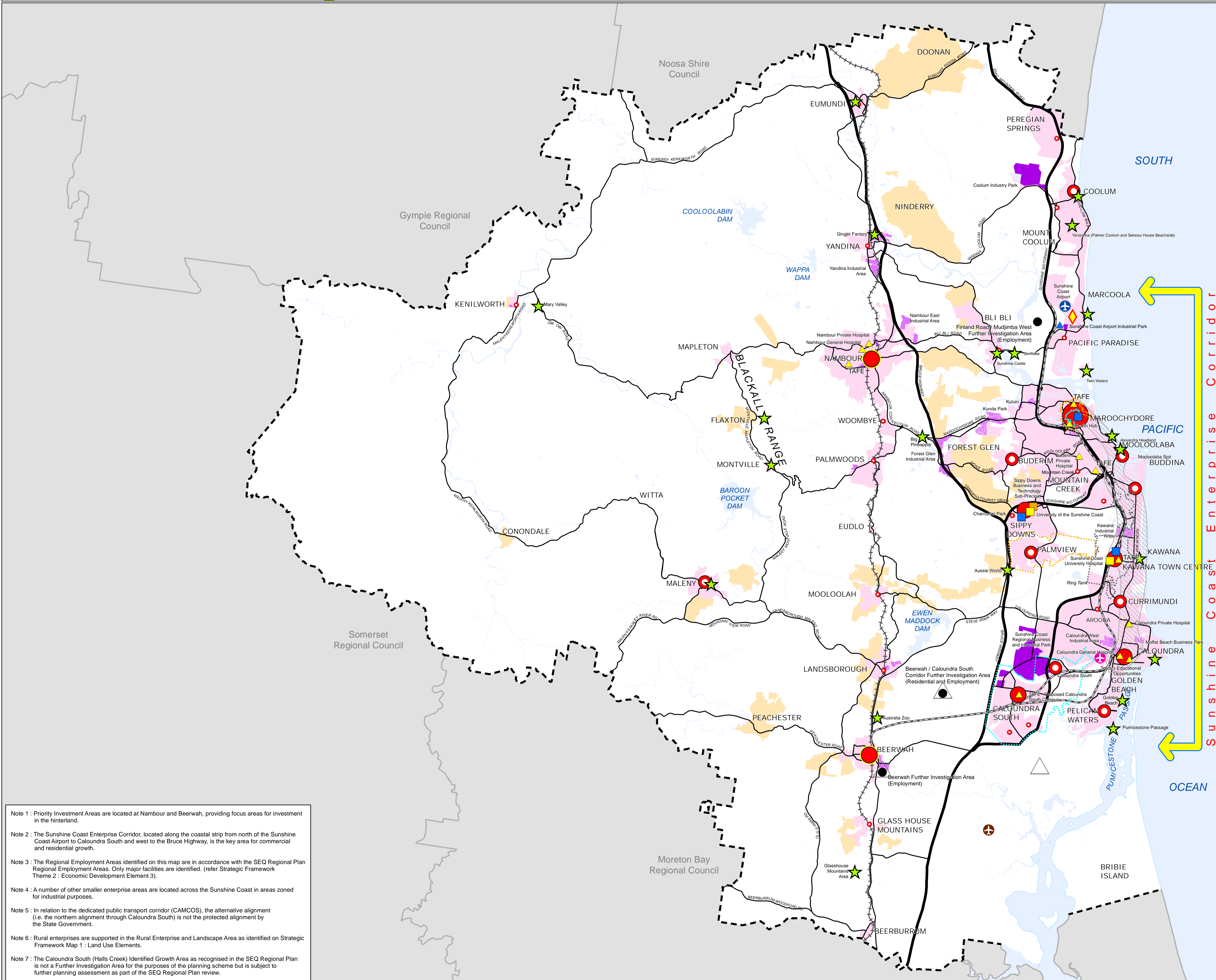
Approx Scale @ A1 1:120,192

# Strategic Framework Map SFM1



### Strategic Framework Map 2 Economic Development Elements

- Land Use Categories**
- Urban Area
  - Rural Residential Area
- Activity Centre Network**
- Principal Regional Activity Centre
  - Major Regional Activity Centre
  - District Activity Centre
  - Local (Full Service) Activity Centre
  - Specialist Regional Activity Centre - Sunshine Coast Airport
  - Priority Investment Areas (Note 1)
- Employment, Industry and Enterprise Areas**
- Regional Employment Area (Note 3)
  - Regional Employment Area (Science and Technology) (Note 3)
  - Regional Employment Area (Aviation) (Note 3)
  - Regional Employment Area (Health, Education and Training) (Note 3)
  - Other Employment Area (Note 3)
  - Tourism Focus Area
  - Regional Industry and Enterprise
  - Other Industry and Enterprise (Note 4)
  - Further Investigation Area
- Major Transport Elements**
- Highways and Motorways
  - Road
  - North Coast Rail Line (subject to upgrade investigations)
  - Dedicated Public Transit Corridor - CAMCOS (Note 5)
  - Maroochydore to Caloundra Priority Transit Corridor
  - Sunshine Coast Airport
  - Caloundra Aerodrome
  - Possible Future Aerodrome
- Other Elements**
- Local Government Area Boundary
  - Declared Master Planned Area (see Part 10 - Other Plans)
  - Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
  - Priority Development Area (subject to the Economic Development Act 2012)
  - SEQ Regional Plan Identified Growth Area (Note 7)
  - Ocean, Waterways and Waterbodies



**Note 1:** Priority Investment Areas are located at Nambour and Beerwah, providing focus areas for investment in the hinterland.

**Note 2:** The Sunshine Coast Enterprise Corridor, located along the coastal strip from north of the Sunshine Coast Airport to Caloundra South and west to the Bruce Highway, is the key area for commercial and residential growth.

**Note 3:** The Regional Employment Areas identified on this map are in accordance with the SEQ Regional Plan Regional Employment Areas. Only major facilities are identified. (refer Strategic Framework Theme 2 - Economic Development Element 3).

**Note 4:** A number of other smaller enterprise areas are located across the Sunshine Coast in areas zoned for industrial purposes.

**Note 5:** In relation to the dedicated public transport corridor (CAMCOS), the alternative alignment (i.e. the northern alignment through Caloundra South) is not the protected alignment by the State Government.

**Note 6:** Rural enterprises are supported in the Rural Enterprise and Landscape Area as identified on Strategic Framework Map 1 - Land Use Elements.

**Note 7:** The Caloundra South (Halls Creek) Identified Growth Area as recognised in the SEQ Regional Plan is not a Further Investigation Area for the purposes of the planning scheme but is subject to further planning assessment as part of the SEQ Regional Plan review.

This Strategic Framework map graphically represents elements of the Economic Development theme at a conceptual level and is not intended to be interrogated at the cadastral level.

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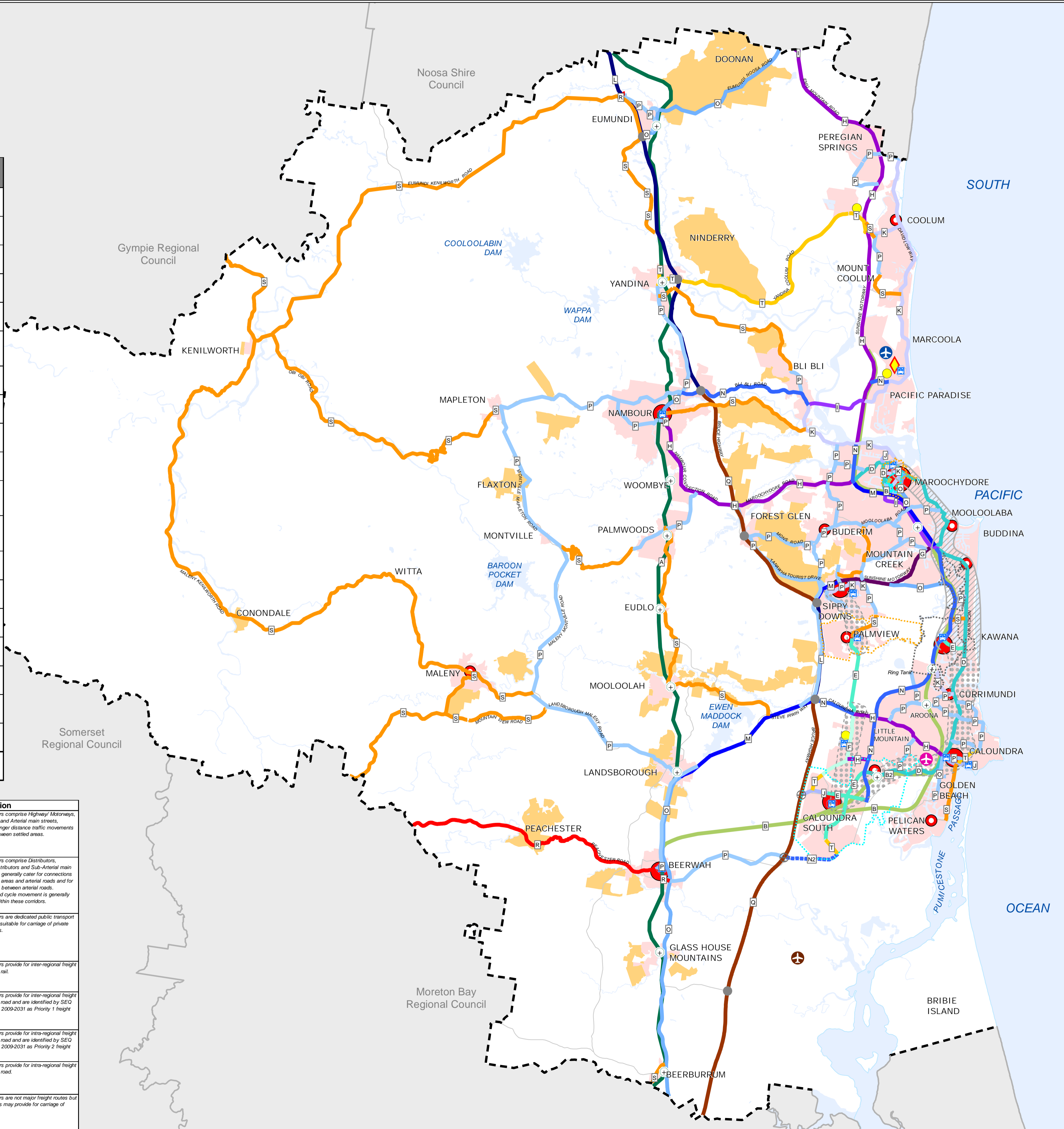
## Strategic Framework Map 3 Transport Elements

### 2031 Strategic Transport Network

Corridor Reference	Corridor Name	Public Transport	Cycle	Corridor Hierarchy	Freight
A	Dedicated Public Transport and Inter-Regional Freight Corridor (North Coast Rail Line)			PT	
B	Dedicated Public Transport Corridor (CAMCOS) (Note 1)			PT	N/A
C	Priority Public Transport and Cycle Arterial Transport Corridor			A	
D	Priority Public Transport and Cycle Sub-Arterial Transport Corridor			SA	
E	Priority Public Transport, Cycle and Intra-Regional Freight Arterial Transport Corridor			A	
F	Public Transport Advantage, Cycle and Priority Intra-Regional Freight Arterial Transport Corridor			A	
G	Public Transport Advantage, Cycle and Intra-Regional Freight Arterial Transport Corridor			A	
H	Public Transport Advantage, Cycle and Intra-Regional Freight Arterial Transport Corridor			A	
I	Public Transport Advantage, Cycle and Intra-Regional Freight Arterial Transport Corridor			A	
J	Public Transport Advantage, Cycle and Intra-Regional Freight Sub-Arterial Transport Corridor			SA	
K	Public Transport Advantage and Cycle Sub-Arterial Transport Corridor			SA	
L	Other Public Transport, Cycle and Priority Inter-Regional Freight Arterial Transport Corridor			A	
M	Other Public Transport, Cycle and Priority Intra-Regional Freight Arterial Transport Corridor			A	
N	Other Public Transport, Cycle and Intra-Regional Freight Arterial Transport Corridor			A	
O	Other Public Transport and Cycle Arterial Transport Corridor			A	
P	Other Public Transport and Cycle Sub-Arterial Transport Corridor			SA	
Q	Limited Public Transport, Cycle and Priority Inter-Regional freight Arterial Transport Corridor			A	
R	Limited Public Transport and Cycle Arterial Transport Corridor			A	
S	Limited Public Transport and Cycle Sub-Arterial Transport Corridor			SA	
T	Limited Public Transport, Cycle and Intra-Regional Freight Sub-Arterial Transport Corridor			SA	
U	Alignment subject to detailed investigation				

### Explanation of Symbols

Mode	Mode Detail	Description	Mode	Mode Detail	Description
Public Transport		Existing and proposed transport corridors dedicated exclusively to the provision of public transport, including the North Coast Rail Line and the CAMCOS public transport corridor.	Corridor Hierarchy	A	These corridors comprise Highway/Motorways, Arterial roads and Arterial main streets, catering for longer distance traffic movements within and between settled areas.
		These corridors may involve bus priority lanes (dedicated lanes for buses and emergency vehicles) or transit lanes (a dedicated lane for buses, cars with passengers and emergency vehicles, including Coast Connect).		SA	These corridors comprise Distributors, Controlled Distributors and Sub-Arterial main streets, which generally cater for connections between local areas and arterial roads and for through traffic between arterial roads. Pedestrian and cycle movement is generally provided for within these corridors.
		These corridors may involve bus queue jumps (an additional length of lane to enable buses to bypass traffic waiting at traffic lights) and bus priority signals at traffic lights (a three to six second head start for buses).		PT	These corridors are dedicated public transport corridors, not suitable for carriage of private motor vehicles.
		These corridors provide for intra-regional public transport services on existing and future road corridors.	Inter Regional Freight (Rail)	These corridors provide for inter-regional freight movement by rail.	
Cycle		These corridors provide nil or limited public transport services, they may be serviced by local services, including flex links or community public transport services.	Inter Regional Priority 1 Freight (Road) SEQP	These corridors provide for inter-regional freight movement by road and are identified by SEQ Regional Plan 2009-2031 as Priority 1 freight corridors.	
		These corridors currently incorporate or will incorporate on-road and/or off-road routes forming the higher order principal cycle network.	Inter Regional Priority 2 Freight (Road) SEQP	These corridors provide for intra-regional freight movement by road and are identified by SEQ Regional Plan 2009-2031 as Priority 2 freight corridors.	
		These corridors are not principal cycle routes and are generally not set up for cycling in the life of this Strategy.	Intra Regional Freight (Road)	These corridors provide for intra-regional freight movement by road.	
			Limited Major Freight	These corridors are not major freight routes but in some cases may provide for carriage of haulage.	



### Legend

- Priority Transit Corridor
  - Transit Corridor
  - Transit Station
  - Existing Interchange (Bruce Highway)
  - Proposed Interchange (Bruce Highway)
  - Transit Hub
  - Sunshine Coast Airport
  - Caloundra Aerodrome
  - Possible Future Aerodrome
- ### Activity Centre Network
- Principal Regional Activity Centre
  - Major Regional Activity Centre
  - District Activity Centre
  - Specialist Regional Activity Centre - Sunshine Coast
- ### Industry and Enterprise Areas
- Regional Enterprise Opportunity Area
- ### Land Use Categories
- Urban Area
  - Rural Residential Area
- ### Other Elements
- Local Government Area Boundary
  - Declared Master Planned Area (see Part 10 - Other Plans)
  - Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
  - Priority Development Area (subject to the Economic Development Act 2012)
  - Ocean, Waterways and Waterbodies
  - Lower Order Road

Note 1: In relation to the dedicated public transport corridor (CAMCOS), the alternative alignment (i.e. the northern alignment through Caloundra South) is not the protected alignment by the State Government.

This Strategic Framework map graphically represents elements of the Transport theme at a conceptual level and is not intended to be interrogated at the cadastre level.

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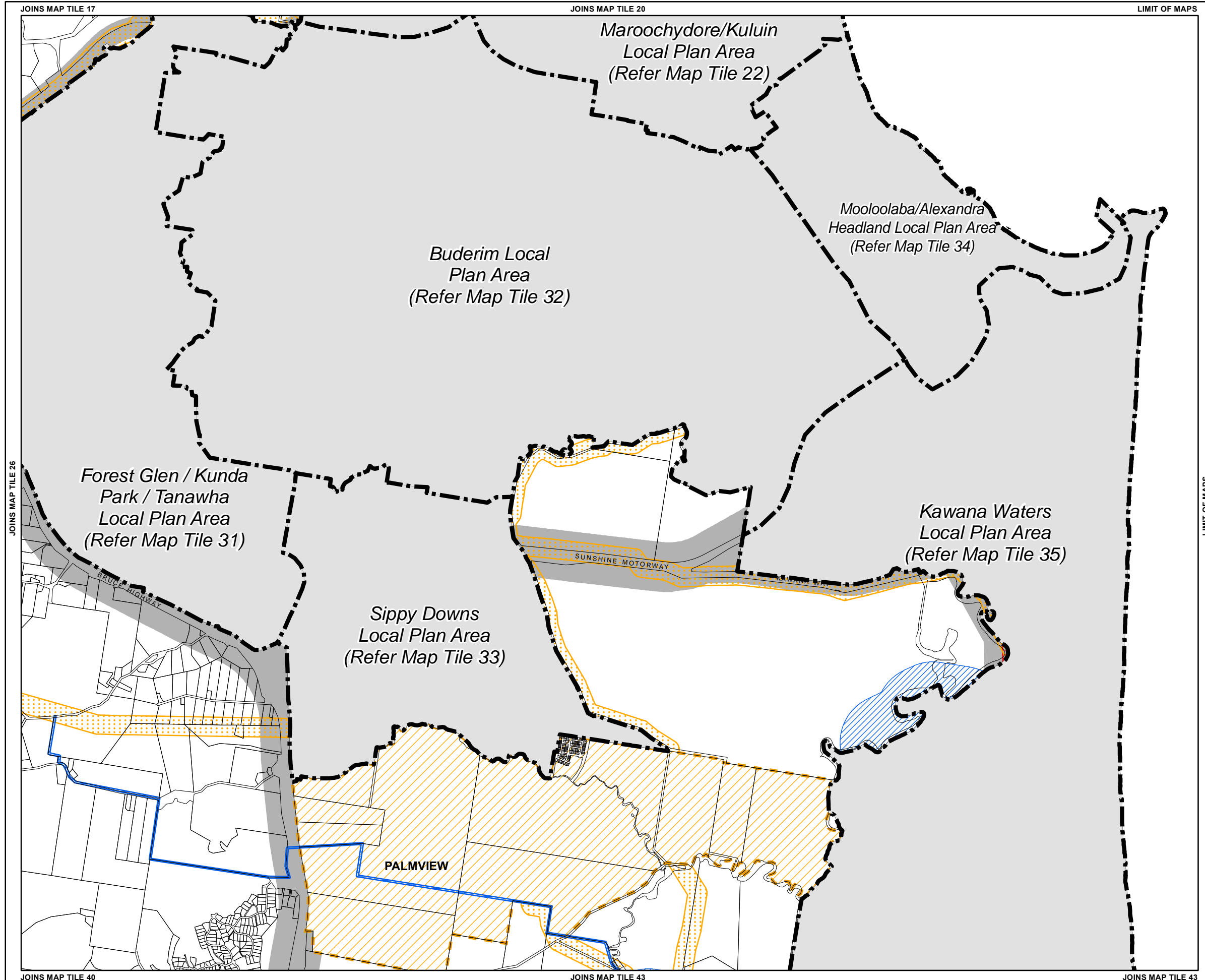
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Approx Scale @ A1 1:120,000



## Strategic Framework Map SFM3





## Regional Infrastructure Overlay Map

### Land Subject to Regional Infrastructure Overlay

- Gas Pipeline Corridor and Buffer
- High Voltage Electricity Line and Buffer (Electricity - Distribution)
- High Voltage Electricity Line and Buffer (Electricity - Transmission)
- Water Supply Pipeline and Buffer
- Wastewater Treatment Plant and Buffer
- Major Road Corridor and Buffer <sup>(Note)</sup>
- Railway Corridor and Buffer
- Dedicated Transit Corridor and Buffer <sup>(Note)</sup>

- ### Other Elements
- Local Plan Area Boundary
  - Declared Master Planned Area (see Part 10 - Other Plans)
  - Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
  - Priority Development Area (subject to the Economic Development Act 2012)

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**Note** – Overlays provide a trigger for consideration of an overlay issue to be verified by further on-site investigations.

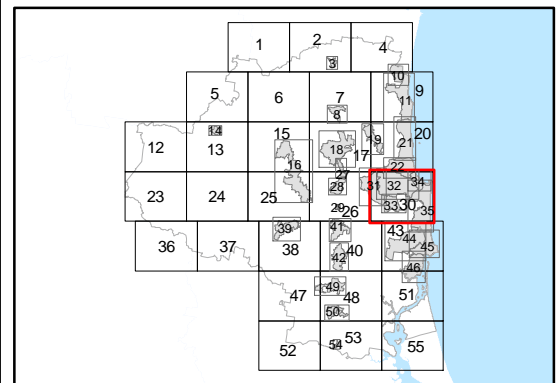
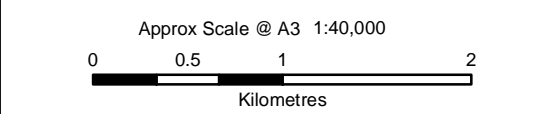
**Note** – In certain circumstances pre-existing development approvals may override the operation of an overlay.

**Note 1** : The Major Road Corridor and Buffer layer incorporates designated Transport Noise Corridors for the purposes of the *Building Act 1975*.

**Note 2** : In relation to the dedicated public transport corridor (CAMCOS), the alternative alignment (i.e. the northern alignment through Caloundra South) is not the protected alignment by the State Government.

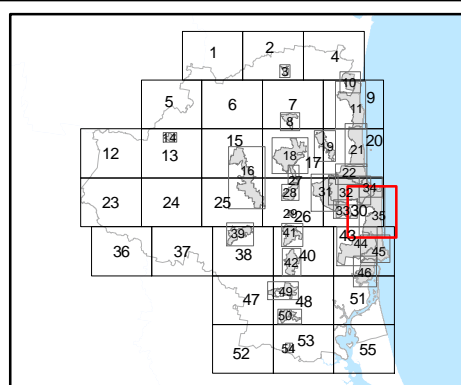
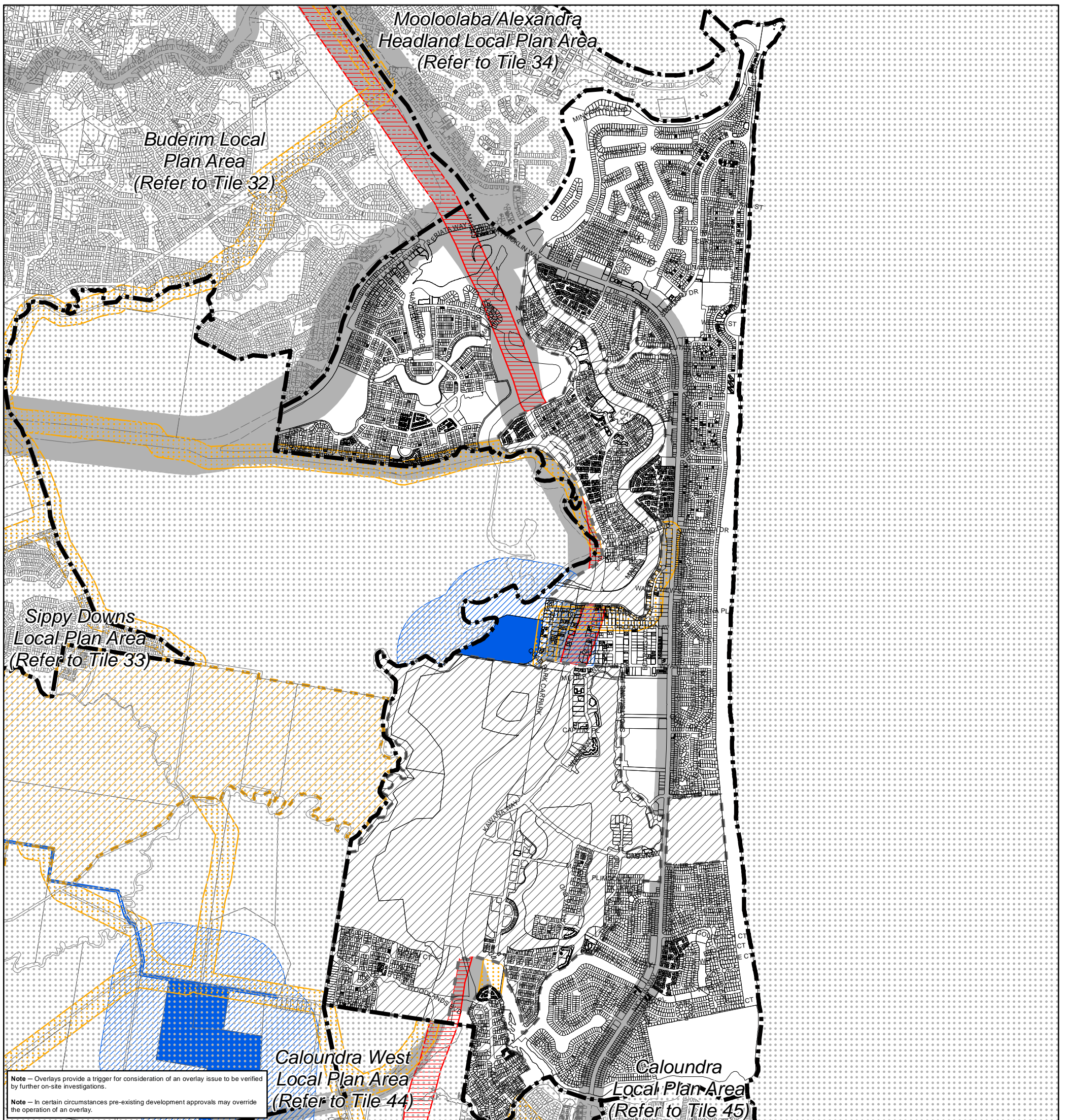
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## Overlay Map OVM30K





### Regional Infrastructure Overlay Map

#### Land Subject to Regional Infrastructure Overlay

- Gas Pipeline Corridor and Buffer
- High Voltage Electricity Line and Buffer (Electricity - Distribution)
- High Voltage Electricity Line and Buffer (Electricity - Transmission)
- Water Supply Pipeline and Buffer
- Wastewater Treatment Plant and Buffer
- Major Road Corridor and Buffer (Note)
- Railway Corridor and Buffer
- Dedicated Transit Corridor and Buffer (Note 2)

#### Other Elements

- Local Plan Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the *Economic Development Act 2012*)
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**Note 1** : The Major Road Corridor and Buffer layer incorporates designated Transport Noise Corridors for the purposes of the *Building Act 1975*.

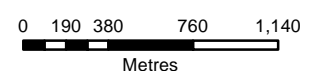
**Note 2** : In relation to the dedicated public transport corridor (CAMCOS), the alternative alignment (i.e. the northern alignment through Caloundra South) is not the protected alignment by the State Government.

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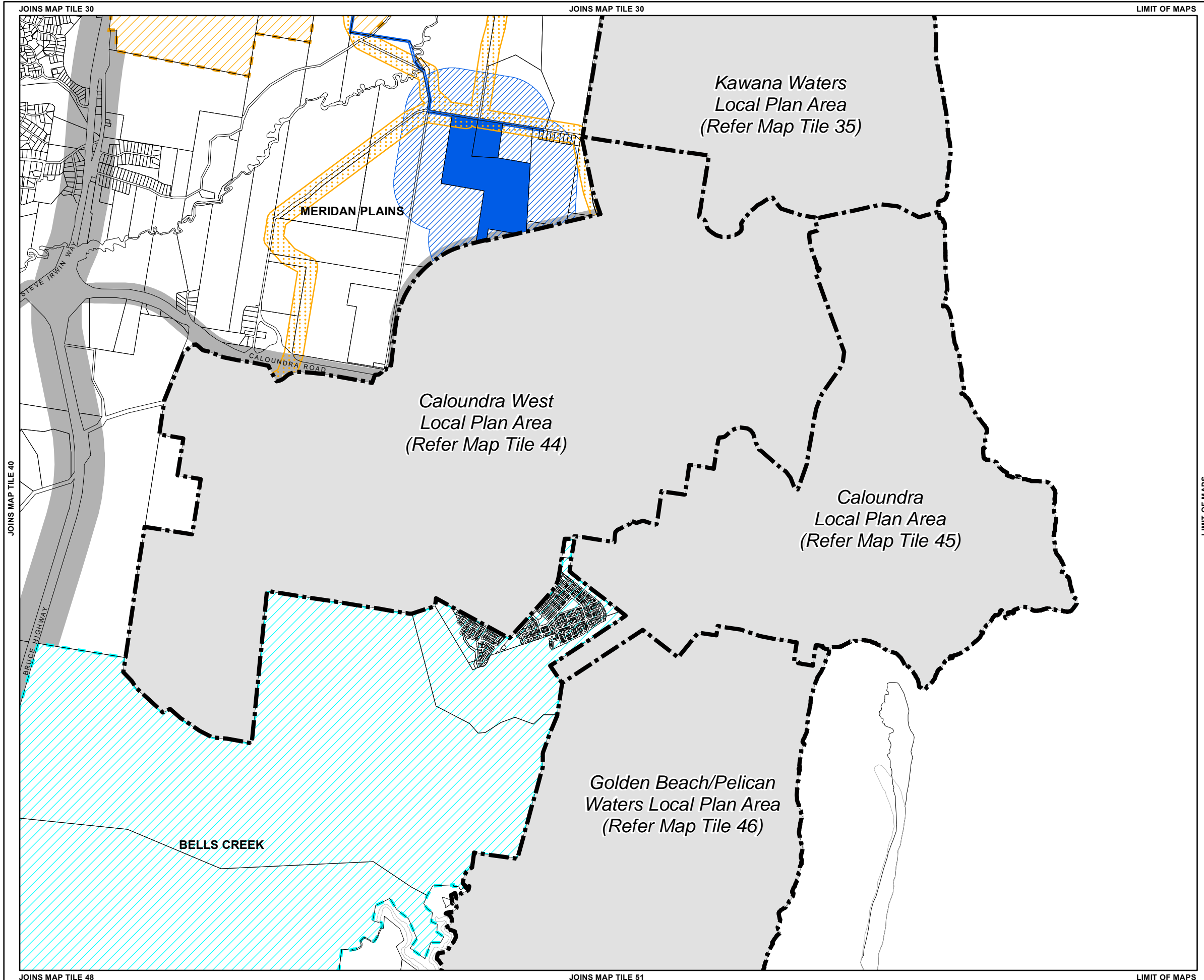
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Approx Scale @ A3 1:33,881



### Overlay Map OVM35K





## Regional Infrastructure Overlay Map

### Land Subject to Regional Infrastructure Overlay

- Gas Pipeline Corridor and Buffer
- High Voltage Electricity Line and Buffer (Electricity - Distribution)
- High Voltage Electricity Line and Buffer (Electricity - Transmission)
- Water Supply Pipeline and Buffer
- Wastewater Treatment Plant and Buffer
- Major Road Corridor and Buffer <sup>(Note)</sup>
- Railway Corridor and Buffer
- Dedicated Transit Corridor and Buffer <sup>(Note)</sup>

### Other Elements

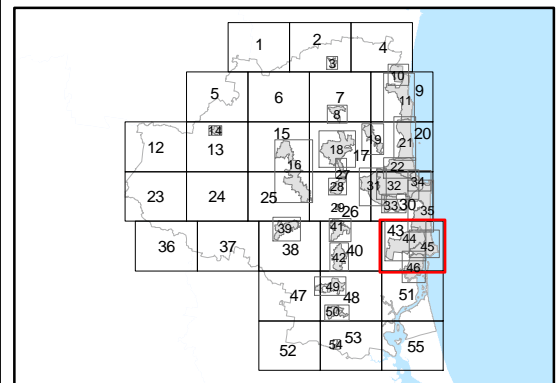
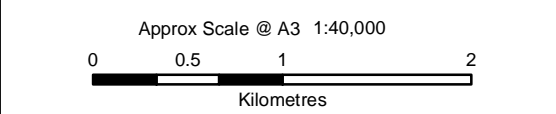
- Local Plan Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the Economic Development Act 2012)

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- Note** – Overlays provide a trigger for consideration of an overlay issue to be verified by further on-site investigations.
- Note** – In certain circumstances pre-existing development approvals may override the operation of an overlay.
- Note 1** : The Major Road Corridor and Buffer layer incorporates designated Transport Noise Corridors for the purposes of the Building Act 1975.
- Note 2** : In relation to the dedicated public transport corridor (CAMCOS), the alternative alignment (i.e. the northern alignment through Caloundra South) is not the protected alignment by the State Government.

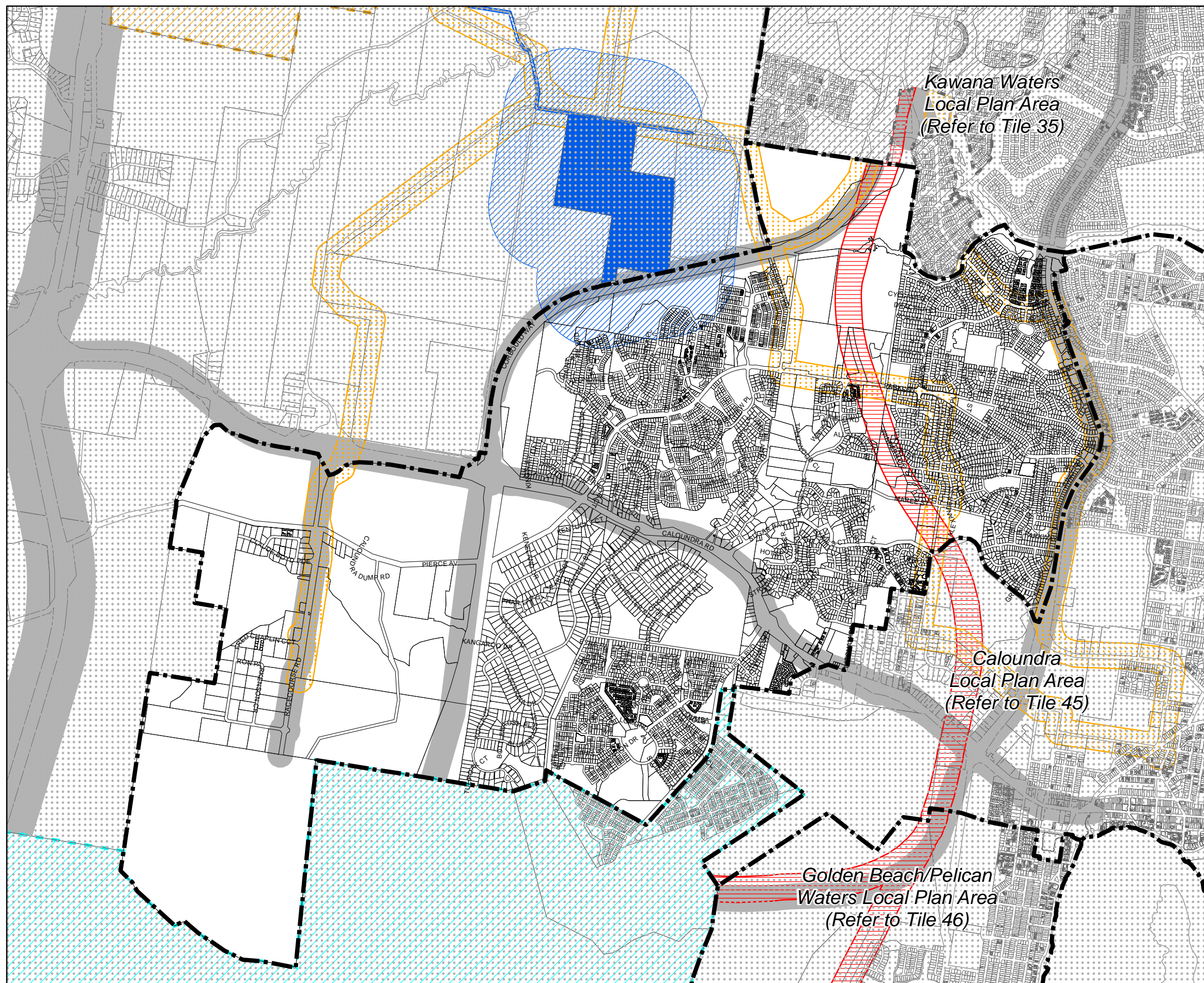
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## Overlay Map OVM43K





JOINS MAP TILE 43

### Regional Infrastructure Overlay Map

#### Land Subject to Regional Infrastructure Overlay

- Gas Pipeline Corridor and Buffer
- High Voltage Electricity Line and Buffer (Electricity - Distribution)
- High Voltage Electricity Line and Buffer (Electricity - Transmission)
- Water Supply Pipeline and Buffer
- Wastewater Treatment Plant and Buffer
- Major Road Corridor and Buffer <sup>(Note)</sup>
- Railway Corridor and Buffer
- Dedicated Transit Corridor and Buffer <sup>(Note)</sup>

#### Other Elements

- Local Plan Area Boundary
- Declared Master Planned Area (see Part 10 - Other Plans)
- Land within Development Control Plan 1 - Kawana Waters which is the subject of the Kawana Waters Development Agreement (see Section 1.2 - Planning Scheme Components)
- Priority Development Area (subject to the *Economic Development Act 2012*)

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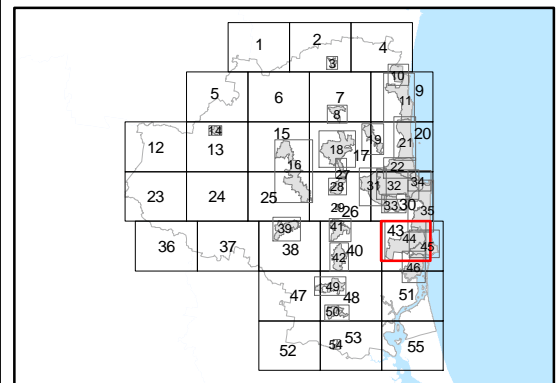
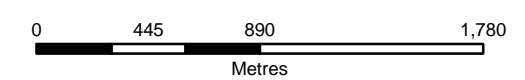
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### Overlay Map OVM44K