



# Blue Heart

SUNSHINE COAST



## Frequently Asked Questions

### Information for private landholders in the Blue Heart area

#### What defines the boundary of the Blue Heart project area?

The Blue Heart reflects a heart-shaped area of the Maroochy River floodplain affected by both flooding and tidal inundation. This is indicated on Council's flood hazard and coastal hazard mapping. The Sunshine Motorway defines the project's eastern boundary, having regard to the location and extent of existing and committed urban development, and the identified flooding and tidal inundation constraints.

#### Land use

#### How will Blue Heart Sunshine Coast impact on my land?

Landholders within the Blue Heart can continue to use their land for activities that are consistent with the Sunshine Coast Planning Scheme 2014.

However, it is expected that under future conditions, flooding and increased tidal inundation may impact the viability of current activities.

The Blue Heart partners are committed to working with private landholders in the area to help facilitate agricultural and environmental activities.

This may include assisting landholders to access new land management practices and funding sources (such as carbon farming) to

build future economic and environmental resilience, while retaining a focus on flood hazard management.

#### Can I sub-divide my land?

Council cannot approve and does not support subdivision of land to create lots smaller than 100 hectares in rural areas that sit outside the Urban Footprint of the South East Queensland Regional Plan.

#### Can I build a farm dam on my property in the Blue Heart area? If so, do I need to worry about aircraft bird strikes?

Yes, you can build a farm dam if the works for excavation do not exceed 150m<sup>3</sup> of material and your property is not located within the Biodiversity, Waterway and Wetlands overlay of the Sunshine Coast Planning Scheme.

And no, you don't need to worry about bird strike. If a constructed water body is located within 3km of a runway, the airport environs overlay code will be triggered in the Sunshine Coast Planning Scheme. However, agricultural water bodies (farm dams) are specifically excluded from this.

#### Will there be urban development within the Blue Heart area?

The Blue Heart area sits outside the Urban Footprint of the South East Queensland Regional Plan.

The area is not considered physically suitable for urban development due to its



floodplain location and future climate change impacts.

Caloundra South and Beerwah East are the preferred locations for greenfield urban development on the Sunshine Coast.

### **New Sunshine Coast Planning Scheme**

Council resolved to prepare a new planning scheme for the Sunshine Coast. A planning scheme is a legal document that is used to shape future land use and development within a local government area.

The planning scheme applies to the whole of the Sunshine Coast local government area, except designated priority development areas (PDAs), such as Caloundra South (Aura) and Maroochydore City Centre, which are regulated by the State Government via separate development schemes.

To learn about the new Sunshine Coast Planning Scheme and register your interest for community engagement visit: <https://www.sunshinecoast.qld.gov.au/Development/Planning-Documents/New-Sunshine-Coast-Planning-Scheme>

### **How will the cane drain network be maintained in the Blue Heart area?**

The cane drain network within the Blue Heart runs through several different tenures, including lands that are privately owned, or publicly owned by Council, the Queensland Government and Unitywater.

As many of the drains may also include fish habitat, this is considered a State Government matter and, where impacted, requires approval from the Department of Agriculture and Fisheries.

Through the delivery of the Blue Heart project, Council will continue working in partnership with stakeholders to better understand the drain network. This will include determining maintenance requirements and an appropriate approach to achieve Blue Heart project objectives and the best agricultural and environmental outcomes.

### **Land management being addressed in the Blue Heart**

Landholders have told council they would like us to address a range of issues including mosquitoes, invasive species and fire management as well as road access issues.

Sunshine Coast Council and Blue Heart partners are working to investigate and address these issues. If you have an enquiry or concern about other issues, please contact the Blue Heart project team.

### **Conservation and recreation**

#### **Why is Council buying land for conservation and future recreation purposes?**

Council's Banksia award-winning Environment and Liveability Strategy (ELS), provides long-term strategic direction to shape our region. It guides growth and will deliver transformational change to maintain a healthy environment and liveable Sunshine Coast for current and future generations.

As part of this transformational change, Council is securing and activating spaces to protect our natural assets, respond to climate change and provide places for people to enjoy.

Council's Environment Levy is a key funding source to support the delivery of ELS outcomes, including the acquisition of land for conservation.

The recently adopted Corporate Plan 2021-2025 also identifies the expansion of green spaces as a strategic priority.

The proposed future open space network for sport and recreation purposes is guided by the Network Blueprint in the Environment and Liveability Strategy and the Sunshine Coast Planning Scheme – Local Government Infrastructure Plan.

## Blue carbon and offsets

Future land use in the Blue Heart area may include terrestrial carbon offsets, nutrient offsets (water quality) and environmental offsets (terrestrial and marine vegetation).

For more information see the Land Restoration Fund:

<https://www.qld.gov.au/environment/climate/climate-change/land-restoration-fund/carbon-farming>

## What are the Blue Heart partners doing to progress new opportunities for landholders?

Council is working with our Blue Heart partners, and experts from throughout Australia, to progress a blue carbon pilot project at a 40 hectare site within the Blue Heart area.

Phase 1 of the project will be funded by an investment from the Queensland Government's Land Restoration Fund (LRF), which seeks to support carbon projects that deliver additional environmental, social and economic, and First Nations co-benefits.

This project will help demonstrate how land restoration projects can provide opportunities to capture and store carbon. It will also bring us a step closer to understanding more about blue carbon farming for private landowners within the Blue Heart in the future.

## What is blue carbon?

Blue carbon is carbon stored in marine and coastal wetland areas such as mangroves and salt marsh vegetation. It includes carbon that is stored in the bodies of plants and animals as well as carbon in debris and soil. It helps reduce greenhouse gas emissions.

## Where can I find out more about blue carbon?

For more information on blue carbon please refer to the *Blue Carbon frequently asked questions* document available via the Blue Heart Sunshine Coast webpage: [sunshinecoast.qld.gov.au/blueheart](http://sunshinecoast.qld.gov.au/blueheart)

To learn more about the Queensland Government's Land Restoration Fund and find out how you can get involved, visit: [www.qld.gov.au/environment/climate/climate-change/land-restoration-fund](http://www.qld.gov.au/environment/climate/climate-change/land-restoration-fund)

## Community engagement

### How will Blue Heart partners engage with private landholders in the Blue Heart area and the broader community?

There will be opportunities for private landholders and the broader community to engage with Council and our partners as the Blue Heart project progresses.

For more information on Blue Heart Sunshine Coast visit: [sunshinecoast.qld.gov.au/blueheart](http://sunshinecoast.qld.gov.au/blueheart) or email the project team at [blueheart@sunshinecoast.qld.gov.au](mailto:blueheart@sunshinecoast.qld.gov.au).

To make sure you're the first to know about exciting news or upcoming events, register below: <http://tiny.cc/BlueHeart-RegisterNow>

### Sign up:



### Sunshine Coast Council

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