

Development is energy, waste and water efficient with an emphasis on integrated water management in major development areas. A significant proportion of energy needs are obtained from renewable sources and development is energy efficient and incorporates materials that are recycled or have low levels of embodied energy.

Development incorporates rainwater harvesting systems and reuse of wastewater for non-potable purposes. There has been a substantial decrease in the reliance on centralised potable water sources.

Recycling and waste minimisation practices contribute to an overall reduction in landfill and have extended the working life of existing waste management facilities.

3.2.7 A modern sub-tropical coastal region

Under this planning scheme, the Sunshine Coast will become a modern, sub-tropical coastal region.

A region that has successfully tackled the challenges of managing growth, growing the economy, building community capacity and protecting the natural environment.

In 2031, the Sunshine Coast will have in place a sustainable pattern of settlement and remain one of Australia's most attractive places to live, visit and do business.

3.2.8 Sunshine Coast spatial concept

Figure 3.2.8A (Sunshine Coast spatial concept) identifies the major elements of the preferred settlement pattern for the Sunshine Coast to 2031 as expressed in the strategic intent. The major elements illustrated on the spatial concept are as follows:-

- Urban areas;
- Rural residential areas;
- Rural enterprise and landscape areas;
- Major conservation areas;
- Regional Inter-urban Break;
- the *Sunshine Coast Activity Centre Network*; and
- Major transport elements.

Within the urban areas, the spatial concept recognises that the Sunshine Coast is a 'community of communities' comprising 27 places, each with their own role, character and identity. These places are located in coastal urban, rural town and rural village settings. The spatial concept also recognises that the Sunshine Coast is to retain its separation from greater Brisbane and Caboolture by a Regional Inter-urban Break.

One of the critical components of the spatial concept is the function of and relationships between the existing and proposed activity centres across the Sunshine Coast. These functions and relationships are illustrated by **Figure 3.2.8B (Strategic functions of and relationships between activity centres)**.

This figure identifies the following:-

- Maroochydore Principal Regional Activity Centre;
- Major regional activity centres;
- District activity centres;
- Local activity centres;
- Tourism focus areas;
- Employment areas;
- Industry and enterprise areas;
- Major connections between activity centres; and
- the Sunshine Coast Enterprise Corridor.

3.3 Settlement pattern

Key concepts	
(1)	Recognition of the Sunshine Coast's character, lifestyle and environment attributes as essential contributors to the region's natural (competitive) advantage.
(2)	Urban and rural residential development that is contained within defined local growth management boundaries.
(3)	A compact, efficient and functional urban form in new and consolidated urban areas focussed around the Maroochydore Principal Regional Activity Centre, other <i>regional activity centres</i> and in the Palmview and Caloundra South greenfield major development areas.
(4)	<i>Affordable living</i> opportunities in infill and greenfield major development areas and within and surrounding activity centres with convenient access to employment, transport and other <i>infrastructure</i> , including community, cultural, sport and recreation facilities.
(5)	Establishment of the Sunshine Coast Enterprise Corridor and <i>Sunshine Coast Activity Centre Network</i> with activity centres developed as attractive mixed use places and focus areas for business, investment and residential and community activity.
(6)	Development of the Maroochydore and Kawana infill major development areas and the Palmview and Caloundra South greenfield major development areas as showcase sustainable developments.
(7)	Recognition of the differences between, and individual qualities of, different urban places through local area planning responses.

3.3.1 Strategic outcomes

The strategic outcomes for the settlement pattern theme are the following:-

- (a) In 2031, the Sunshine Coast is renowned for its range of distinctive and sensitive landforms and landscapes, its large and diverse areas of open space and its unique and well defined communities. Growth is carefully managed and well-designed to maintain and enhance the character, lifestyle and environment attributes which make such a significant contribution to the Sunshine Coast's natural (competitive) advantage.
- (b) Growth is contained within defined local growth management boundaries that apply and refine the land use categories in the SEQ Regional Plan. These local growth management boundaries reflect the outcomes of detailed local investigations.
- (c) Urban development and rural residential development is contained within local growth management boundaries so as to protect biophysical and landscape values and natural resources, avoid natural hazards, maintain the individuality of communities and provide for the efficient delivery of *infrastructure* and services.
- (d) Outside these areas, rural lands and natural areas are maintained predominantly for their rural enterprise, landscape and environmental values. These areas reinforce the character of the Sunshine Coast as a place with large areas of open space surrounding distinct and separate urban and rural residential areas. The Regional Inter-urban Break preserves the geographic separation between the Sunshine Coast and the greater Brisbane and Caboolture urban area.
- (e) The majority of new growth is located in the Sunshine Coast Enterprise Corridor within and surrounding the mixed use *regional activity centres* of Maroochydore, Caloundra, Kawana and Sippy Downs and in the emerging communities of Palmview, Kawana Waters and Caloundra South. Significant new growth is also located at Nambour and Beerwah.
- (f) The form and structure of new and consolidated urban areas contributes to the achievement of a more compact urban form and an effective and efficient *transport network* that supports increased use of walking, cycling and public transport and has a positive influence on the community's physical activity and health in general.
- (g) Affordable, attractive and diverse living opportunities are provided with convenient access to integrated transport, employment, community, education, health, sport, recreation and other

- (ix) appropriate sequencing of development and *infrastructure*.
- (b) In existing urban areas, urban consolidation is focussed:-
 - (i) predominantly within and surrounding existing and planned activity centres; and
 - (ii) in other defined areas² that have good access to public transport, employment, community facilities and open space, including along priority transit corridors and in tourism focus areas.
- (c) Where urban consolidation occurs, it is compatible with and sympathetic to the preferred character of the local area³.
- (d) Existing established residential neighbourhoods that are identified as protected housing areas are retained generally in their current form.
- (e) Development occurs in an efficient and orderly manner that provides for the logical extension of *infrastructure* networks to service new development in accordance with the priority infrastructure plan and any other applicable *infrastructure* charging instrument.
- (f) Development contributes a fair and equitable share of the cost of providing *infrastructure* to meet the needs of the development in accordance with the priority infrastructure plan and any other applicable *infrastructure* charging instrument.

3.3.5 Element 4 – Housing diversity and affordable living

3.3.5.1 Specific outcomes

- (a) Housing is located and designed to offer a wide choice and mix of living options that promote affordability and adaptability.
- (b) In major development areas, and in defined urban areas where urban consolidation is encouraged, development incorporates a mix of lot sizes and housing types, sizes and styles.
- (c) In existing urban areas, development achieves *affordable living* outcomes in a manner that is compatible with and sympathetic to the preferred character of the local area.
- (d) Housing is energy and water efficient and utilises sustainable building materials.
- (e) Housing reflects sub-tropical design⁴ principles and incorporates a sense of openness, permeability and connection with an outdoor lifestyle and the natural environment.
- (f) Housing is designed to provide safe and secure living environments, promote community health and wellbeing and reduce social isolation.
- (g) Social housing meets the needs of residents through innovative and adaptable design solutions and facilitates community inclusion and access to employment and community services.

3.3.6 Element 5 – Enterprise corridor and activity centres

3.3.6.1 Specific outcomes

- (a) The pattern of settlement provides for, supports and integrates with the Sunshine Coast Enterprise Corridor and the *Sunshine Coast Activity Centre Network* identified conceptually on **Strategic Framework Map SFM 1 (Land use elements)** and described in further detail in the economic development theme.

² Note—other defined areas for urban consolidation are included in the High density residential zone, the Medium density residential zone, the Tourist accommodation zone and to a lesser extent, the Low density residential zone outside of the Protected Housing Area.

³ Note—the preferred character of each coastal urban, rural town and rural village community is described in the applicable local plan code.

⁴ Editor's note—the publication *Sub-tropical Design in South East Queensland - a Handbook for Planners and Developers* provides guidance about sub-tropical design.

(h) Local plans have been prepared for the following local plan areas having a predominantly rural village setting:-

- (i) Beerburrum local plan area;
- (ii) Blackall Range local plan area (Mapleton and Montville); and
- (iii) Eudlo local plan area.

3.3.10 Strategic framework maps

Strategic Framework Map SFM 1 (Land use elements) identifies elements of the strategic framework as relevant to the settlement pattern theme⁵ and in particular identifies the following:-

- (a) defined local growth management boundaries being the urban growth management boundary and the rural residential growth management boundary;
- (b) land use categories being urban areas, rural residential areas, industry and enterprise areas, rural enterprise and landscape areas, major sport and recreation open space and major conservation areas;
- (c) the *Sunshine Coast Activity Centre Network*;
- (d) major transport elements; and
- (e) major landscape elements being the regional inter-urban break.

Strategic Framework Map SFM 6 (Community identity, character and social inclusion elements) identifies coastal urban, rural town, rural village, rural residential and rural area settings.

⁵ Editor's note—not all elements of the settlement pattern theme can be spatially represented.

- (v) protection of existing tourism, sport and leisure facilities and encouragement of the establishment of new facilities that contribute to active, healthy living and community wellbeing;
- (vi) the development of educational and research institutions including the University of the Sunshine Coast and other tertiary and trade-based learning facilities;
- (vii) encouraging the establishment of new agribusiness in rural areas including new niche food and beverage product and value adding production in a clean environment; and
- (viii) encouraging the adoption of clean technology solutions in employment areas and enterprise areas.

3.4.3 Element 2 – Sunshine Coast activity centre network

3.4.3.1 Specific outcomes

- (a) To support the preferred pattern of settlement, development is consistent with the *Sunshine Coast Activity Centre Network* identified conceptually on **Strategic Framework Map SFM 2 (Economic development elements)**, ~~and described in further detail in Table 3.4.3.1 (Activity centre network).~~

Editor's note—the *Sunshine Coast activity centre network* is described in Table SC1.2.3 of Schedule 1 (Definitions), and for ease of reference is reproduced below in Table 3.4.3.1 (Activity centre network).
- (b) Activity centres provide for a range of business investment and employment opportunities in a manner that is commensurate with the role and function of the activity centre as specified by the activity centre network.
- (c) Development does not undermine or compromise the activity centre network either by inappropriately establishing centre activities outside of an activity centre or proposing a higher order or larger scale of uses than intended for a particular activity centre.
- (d) Activity centres incorporate most or all of the following elements:-
 - (i) a main street or other externally focussed configuration with active or semi-active street *frontages* that connect to surrounding communities and community spaces;
 - (ii) high amenity public spaces that support and encourage social interaction, casual meeting and active lifestyles;
 - (iii) buildings and places which respect and contribute to the character and identity of their local area;
 - (iv) hospitality areas in identified locations which provide a focus for business uses and entertainment activities that may operate after hours and include live music which creates a vibrant atmosphere; and
 - (v) creative industries and cultural and community activities which contribute to economic and community vitality.
- (e) Activity centres are a focal point for community life accommodating a range of business, retail, education, entertainment, sport and recreation, health, cultural and community facilities, *parks* and civic spaces, together with a significant proportion of housing that creates opportunities for *affordable living* and meets transit oriented development and universal access and design principles.
- (f) Activity centres are well connected by an efficient public transport system and *active transport* network and are designed to encourage walking, cycling and public transport use as well as the efficient delivery of freight.
- (g) High quality *infrastructure* networks encourage and support business growth and development within activity centres.

- (d) New *tourist attractions* cluster in designated tourism focus areas in a manner consistent with the intended role of the particular tourism focus area.
- (e) Other opportunities for tourism development may be considered by *Council* on their merits where such development:-
- (i) provides regionally significant tourism investment and employment opportunities to contribute to the Sunshine Coast economy, including positive flow on effects for local communities;
 - (ii) does not incorporate a range or scale of uses and activities which would compromise the *Sunshine Coast Activity Centre Network*;
 - (iii) is located on or with direct *access* to a *major road*;
 - (iv) provides all of the necessary *infrastructure* for the development;
 - (v) is compatible with and does not adversely impact upon the character, lifestyle and environment attributes which contribute to the region's natural (competitive) advantage, including but not limited to impacts on biodiversity, scenic amenity and local character and amenity; and
 - (vi) would enhance the Sunshine Coast's tourism brand and reputation.
- (f) A tourism activity is undertaken on a sustainable basis that protects and capitalises upon the natural values and key lifestyle attributes of the Sunshine Coast.

Table 3.4.6.1 Tourism focus areas

Tourism focus areas	Location
Coastal tourism focus areas Areas within the coastal urban area accommodating a concentration of visitor accommodation and related tourism services.	(i) Alexandra Headland; (ii) Bokarina Beach; (iii) Bulcock Beach and Kings Beach; (iv) Coolum Beach; (v) Cotton Tree and Maroochydore; (vi) Golden Beach; (vii) Marcoola/Mudjimba; (viii) Mooloolaba; (ix) Twin Waters; and (x) Yaroomba (Palmer Coolum Resort and Sekisui House Beachside).
Nature and hinterland tourism focus areas Areas with a primary emphasis on nature and hinterland/rural based tourism experiences and accommodating low impact visitor accommodation and related tourism services.	(i) Blackall Range (including Maleny and Montville); (ii) Beerwah (along Steve Irwin Way in the vicinity of Australia Zoo or other existing activity nodes); (iii) Eumundi; (iv) Glass House Mountains; (v) Mary Valley (including Kenilworth); and (vi) Pumicestone Passage.
Man-made tourism focus areas Areas with a primary emphasis on accommodating major man-made <i>tourist attractions</i> and facilities.	(i) Beerwah (Australia Zoo); (ii) Bli Bli (Sunshine Castle/Go Wake); (iii) Palmview (Aussie World); (iv) Yandina (Ginger Factory); and (v) Woombye (Big Pineapple).

3.4.7 Element 6 – Rural enterprise

3.4.7.1 Specific outcomes

- (a) Rural enterprise and landscape areas are protected as a key element of the character, lifestyle and environment attributes that contribute to the Sunshine Coast's natural (competitive) advantage.
- (b) Rural enterprises and other complementary uses which contribute to the regional economy and provide essential services to rural areas are encouraged to establish in rural areas.

- (c) Opportunities for new agribusiness in rural areas are encouraged, including niche food and beverage products and value adding production in a clean environment.
- (d) Agricultural land class A and class B⁷, strategic cropping land (SCL) and potential SCL are protected from intrusion by incompatible land uses and remain available for ongoing productive use.
- (e) Rural enterprise is undertaken on a sustainable basis that capitalises upon the availability of agricultural land and other natural resources, including mineral resources, forestry resources, fishery resources and water resources.
- (f) Commercial and recreational fishing industries and associated businesses are supported through the protection of marine and freshwater habitats that support these industries.

3.4.8 Element 7 – Creative industries and home based business

3.4.8.1 Specific outcomes

- (a) Creative industries and cultural and community activities are encouraged to establish in activity centres and in other appropriate locations to contribute to economic and social vitality.
- (b) Home based businesses are encouraged to establish in urban, rural residential and rural areas.
- (c) The scale and intensity of a *home based business* is compatible with its setting, and the character and amenity of the local area in which it is situated.

3.4.9 Strategic framework maps

Strategic Framework Map SFM 2 (Economic development elements) identifies elements of the strategic framework as relevant to the economic development theme⁸ and in particular identifies the following:-

- (a) the Sunshine Coast Enterprise Corridor;
- (b) the Sunshine Coast ~~A~~activity ~~C~~centre ~~N~~network;
- (c) employment areas;
- (d) industry and enterprise areas; and
- (e) tourism focus areas.

⁷ Note—development should also have regard to the economic significance of ‘important agricultural areas’ mapped under the state planning policy.

⁸ Editor’s note—not all elements of the economic development theme can be spatially represented.