

Council's submission on the draft SEQ Regional Plan

FACT SHEET 2: INTER-URBAN BREAKS

Inter-urban breaks need continued protection. The SEQ Regional Plan does not recognise or protect the regional inter-urban break separating the Sunshine Coast from the Moreton Bay sub-region as a fundamental element of the regional landscape that must be preserved.

The green breaks between urban areas make-up the regional landscape and play an essential role in shaping the character and identity of the Sunshine Coast and its communities. The Moreton Bay subregion–Sunshine Coast inter-urban break is an important part of the landscape—providing a setting for the iconic Glasshouse Mountains and Pumicestone Passage. As well as providing a rural and natural setting for this community, it gives a sense of arrival to and departure from the Sunshine Coast. The regional inter-urban breaks need to be preserved to protect these values.

On this basis, Council's submission recommends that the SEQ Regional Plan 2009–2031:

- provides explicit recognition of all regional inter-urban breaks by including them in table 1—regional landscape management areas and on associated maps;
- identifies the regional inter-urban break that separates the Moreton Bay subregion from the southern Sunshine Coast.

Basis for this response

The draft SEQ Regional Plan identifies the role of inter-urban breaks separating and framing major urban areas and towns, however the document provides limited guidance and policy for the protection of these significant areas.

Inter-urban breaks provide a key function in the regional landscape by enhancing community identity and sense of place, regional open space close to population centres, landscape corridors that connect the hinterland to the coast line.

Explicit identification of regional inter-urban breaks by text and map references is critical to ensuring that they are recognised as a key element of the regional landscape. Ongoing uncertainty about the purpose and extent of regional inter-urban breaks creates a confusing policy environment which is likely to lead to the progressive erosion of these areas.

In particular, the Moreton Bay subregion–Sunshine Coast inter-urban break needs to be preserved to avoid the environmental impacts of further urban development in the Pumicestone Passage catchment area. It contributes to the Sunshine Coast's competitive advantage as a relaxed and environmentally focussed holiday destination. The regional inter-urban break needs to be preserved to reinforce this competitive advantage.

Persistent eating away of the regional inter-urban breaks will also result in:

- i. loss of vistas and views,
- ii. creation of a 'sameness' along the major access road to the Sunshine Coast,
- iii. loss of opportunity for activities that require large areas and find it difficult to take place within the urban footprint. For example outdoor recreational uses such as trail-bike riding and horse-riding; and
- iv. creation of expectation and speculation immediately around any urban footprint extension areas.

Of particular concern for the Sunshine Coast, development of the Caloundra South Extension Investigation Area would have significant impacts on the regional interurban break between the Moreton Bay subregion and the Sunshine Coast (Refer to Fact sheet 1: Urban Footprint).

Council's submission

To view council's submission on the draft SEQ Regional Plan visit [**www.sunshinecoast.qld.gov.au**](http://www.sunshinecoast.qld.gov.au)

Have your say

For details on how to make a submission to the Department of Infrastructure and Planning on the draft SEQ Regional Plan visit [**www.dip.qld.gov.au**](http://www.dip.qld.gov.au).

Submissions must be received by the Department of Infrastructure and Planning at 5 pm, Friday 1 May 2009.

Further information

For more information on the draft SEQ Regional Plan (including the draft state planning regulatory provisions) visit [**www.dip.qld.gov.au**](http://www.dip.qld.gov.au)