

Moreton Bay – Sunshine Coast inter-urban break

The sunshine coast IUB plays a major function of providing landscape character and community identity which is to ensure the Sunshine Coast remains discrete from and different to the rest of the SEQ and the individual Sunshine Coast communities to continue to retain strong relationships with the character and identity of their local area.

Elements of the natural landscape include:

- Comparatively large areas of rural, landscape and environmental protection purposes.
- Significant areas of sub-regional non-urban land separating individual places that occur between rural towns and coastal urban areas.
- Natural features that create interesting and dramatic landscape settings
- Generally lower scale forms of development that tend to have either a coastal or rural sub-tropical flavour
- Displays character that reflects strong association with the natural environment, coastal and hinterland landscapes and sub-tropical climate and is distinct and separate from metropolitan SEQ
- Landscape values are protected from the adverse impact of development and are managed in ways that maintain and improve their natural ecological health and resilience and their contribution to character and identity.
- Distinct coastal urban, rural town, rural village, rural residential and rural communities' value and preserve prevailing character, history and cultural values to have a strong sense of place.

Draft Sunshine Coast Planning Scheme

- The natural landscape is a key element of its regional competitive advantage.
- The scheme emphasizes the need to maintain the dominance of rural and natural landscapes over urban development and to maintain the separation of the Sunshine coast from other parts of metropolitan SEQ and protecting the individuality of local communities.
- Development in a regional or sub-regional inter-urban break maintains the values and characteristics of the area in providing substantial physical and visual separation between urban communities.
- Development in a regional or sub-regional inter-urban break does not reduce, fragment or otherwise adversely impact on the integrity and extent of the landscape features.
- Development adjoining an urban or non-urban scenic route protects the integrity and intactness of the scenic route by limiting the nature, scale and form of the development so that it complements rather than dominates its setting.
- Scenic Amenity Overlay Map – High Scenic Area, Scenic Route, Regional Inter-urban break

Moreton Bay – Caboolture Planning Scheme

Strategic framework – rural and open space areas

- The existing large, contiguous open space, nature conservation and rural production area to the north of Caboolture is retained as an inter-urban break separating the Sunshine Coast and Brisbane metropolitan urban areas.
- Large contiguous areas of open space, nature conservation and rural production separate the urban communities of Caboolture-Morayfield, Burpengary, Narangba and Deception Bay.
- Current land uses within the scheme allow for in rural zone:
 - Accommodation buildings, agriculture, animal husbandry (intensive/non intensive), aquaculture, cemetery, corrective institution, dependants persons accommodation, display home, dwelling house, educational establishment, entertainment and recreation (indoors) and entertainment and recreation.

SEQ RP 2009-2031

Sub-regional narrative: Sunshine Coast

- A major regional inter-urban break between the Sunshine Coast and Greater Brisbane preserves the distinctive character and identity of the Sunshine Coast and its many communities. The urban footprint ensures that anticipated urban development and growth will be managed to protect the Sunshine Coast rural and landscape areas. The urban footprint ensures that anticipated urban development and growth will be managed to protect the Sunshine Coast's rural and landscape areas.

Identified Growth Areas (IGAs)

Employment: Beerwah

- Includes land outside the UF to the east of Beerwah and generally within one kilometre of Steve Irwin Way. Subject to further investigation, this area may accommodate long-term economic and employment growth on the sunshine coast. To inform this decision, investigations into the Caloundra South (Halls Creek) and Beerwah-Caloundra South Corridor IGAs.

Residential and employment: Caloundra South (Halls Creek) or Beerwah-Caloundra South Corridor.

- Is subject to the relevant RLRPA requirements within the SEQ Regional Plan regulatory provisions.
- The cadastral boundaries for each IGA will be determined through further investigations before consideration for urban use.

Infrastructure

- Coastconnect – a road based public transport link between Caloundra and Maroochydore.

Sunshine Coast Open Space Strategy 2011-11-11

Strategy 5.3 Further develop the inter-urban and intra-urban breaks as part of open space planning to encourage the protection of distinct communities.

5.3.1 Locate, where appropriate, large parks and sports grounds to contribute to and enhance the benefits of intra-and inter-urban breaks.

5.3.4 Continue to identify and strengthen the character and biodiversity values of the inter-and intra-urban breaks referred to as 'green wedges' through an ongoing planning and protection with State Government.

Green relief

The visual and physical beauty, landscape features and vistas created by open space are precious and highly valued by the Sunshine Coast community, providing a 'green relief', a natural image and a relaxed lifestyle.

The Sunshine Coast's distinct and unique communities are often separated by open space, enabling each community to develop and strengthen their own character and identity. Maintaining these inter-and intra-urban breaks to achieve 'green relief' areas is continually being challenged by urban development and growth.

Submission (15 April 2009)

Joint submission by Sunshine Coast and Moreton Bay Regional Council called on the State to:

1. remove the proposed expansion of the Urban Footprint as identified by Map M1 of the draft South East Queensland Regional Plan 2009-2031 and reinstate the former Regional Landscape and Rural Production Area regional landscape category.
 2. remove the Caloundra South Extension (investigation area) as identified by Map 4 of the draft South East Queensland Regional Plan 2009-2031 and provide further explicit recognition of, and protection for, the regional inter-urban break by identifying it on maps and through additional statements in the final SEQRP 2009-2031 that have the effect on providing a long-term commitment to the maintenance of the regional inter-urban break as it currently exists.
- The IUB is a key element of the regional landscape that fundamentally shapes the character and identity of communities in the northern Moreton bay and Sunshine Coast Regional Council areas. Apart from providing a rural/natural setting for these communities, it provides a sense of arrival and departure for both the Sunshine Coast and Greater Brisbane metropolitan areas. The regional IUB

Persistent erosion of the regional inter-urban break will result in:

- Loss of vistas and views as a consequence of the need to barrier the Bruce Highway – views to the Glasshouse Mountains from the Caboolture stretch of the highway have already been lost;
- Creation of a ‘sameness’ along the major access road to the Sunshine Coast;
- Loss of opportunity to place uses that find it difficult to locate within the Urban Footprint and that require large areas, including outdoor recreational uses such as trail-bike riding and horse-riding; and
- Creation of expectation and speculation immediately around any of the expansion areas, particularly having regard to the lack of biophysical reasoning for the shape of the footprint.
- 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.
- Provides a sense of arrival to and departure from the Sunshine Coast. The regional inter-urban breaks need to preserve to protect these values.

Moreton Bay – Consultation (13/12/11)

Attendees; Carly Jeavons, Megan Lawler

- Draft strategic framework
- Keep for rural zoning, UF rural uses
- Rural area strategy
- Industrial land use in Moreton Bay Region (ILAP)
- Employment opportunities
- Protection of Pumicestone Passage
- Review of previous cultural and European heritage
- Scenic amenity value
- Timeframes for new strategic framework planning scheme (draft state agencies now till June 2012)
- Robyn Douglas 5420 8940 (Glass house mountains/Options for protection)

