3.3 Settlement pattern

### Key concepts

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

(h) A network of mixed use, transit oriented activity centres provide business, community and residential activities focussed around transit hubs and linking major transit corridors. Centres are active and vibrant places providing significant opportunities for community interaction. Distinctive streetscapes, landscaping and public art create public domains of social and economic value. Buildings respond to the subtropical climate, are energy, water and waste efficient and utilise sustainable building materials.

(i) Maroochydore is the principal regional activity centre for the Sunshine Coast and provides regional scale business, investment and residential and community activities. Maroochydore is supported by major regional activity centres at Caloundra, Caloundra South, Kawana, Sippy Downs, Nambour and Beerwah. A network of district and local activity centres also service community needs.

(j) The Maroochydore and Kawana Waters infill major development areas and the Palmview and Caloundra South greenfield major development areas showcase sustainable development aligning infrastructure delivery with development and providing business investment, employment and affordable living outcomes.

(k) Infrastructure is provided to places in a timely, coordinated and efficient manner. Development in major development areas has contributed toward remedying the significant infrastructure shortfalls that existed on the Sunshine Coast at 2014.

(l) Areas identified as being potentially suitable for urban development in the future (Further Investigation Areas) are subject to planning assessment to determine whether they are suitable or required for such purposes. The Caloundra South (Halls Creek) SEQ Regional Plan Identified Growth Area is subject to further planning assessment to determine whether this site is suitable for future development.

(m) Communities within the Sunshine Coast are distinct and separate from each other displaying an individual character, identity, culture and in some cases, strong associations with the past. Places reflect their coastal urban, rural town and village, rural residential or rural setting.

Implementation framework

The elements and specific outcomes for the settlement pattern theme are the following:-

3.3.2 Element 1 – Character, lifestyle and environment attributes

3.3.2.1 Specific outcomes

(a) The character, lifestyle and environment attributes of the Sunshine Coast are recognised as essential contributors to the region’s natural (competitive) advantage by:-

(i) protecting and enhancing the natural environment and undeveloped rural and coastal landscapes that create large, uninterrupted and diverse areas of open space which weave throughout the region and define the boundaries of urban and rural residential areas;

(ii) maintaining a settlement pattern and encouraging a built form that is distinct to the Sunshine Coast and which avoids the most prominent symbols and negative attributes of larger metropolitan areas (i.e. indistinguishable tracts of urban sprawl and oversized transport corridors with bare acoustic walls and signage);

(iii) maintaining distinct, identifiable towns and neighbourhoods that sensitively respond to their setting and support strong, diverse communities with a sense of belonging; and

(iv) maintaining a relaxed lifestyle derived from an appreciation of the character, lifestyle and environment attributes offered by the Sunshine Coast as a place.
3.3.3 Element 2 – Growth management boundaries and land use categories

3.3.3.1 Specific outcomes

(a) Local growth management boundaries and land use categories are identified for the region.

(b) Urban development is limited to land within the urban growth management boundary identified conceptually on Strategic Framework Map SFM 1 (Land use elements) and in further detail on the zoning maps.

(c) Rural residential development is limited to land within the rural residential growth management boundary identified conceptually on Strategic Framework Map SFM 1 (Land use elements) and in further detail on the zoning maps.

(d) The physical extent of urban development and rural residential development is contained within defined local growth management boundaries so as to:-

(i) protect biophysical values including those within habitat areas, ecological linkages and natural waterways, wetlands and water bodies;

(ii) protect natural resources including agricultural land class A and class B, strategic cropping land and potential strategic cropping land, rural land in general and extractive resources;

(iii) avoid natural hazards, including an allowance for the predicted impacts of climate change that may worsen these hazards;

(iv) maintain the largest possible area of land for rural, landscape and environmental protection purposes into the future;

(v) protect the discrete identities of individual places and communities; and

(vi) maximise opportunities for the efficient delivery of infrastructure and services.

(e) The pattern, form and structure of settlement are consistent with the land use categories identified conceptually on Strategic Framework Map SFM 1 (Land use elements). These land use categories comprise urban areas, rural residential areas, rural enterprise and landscape areas, major sport and recreation open space and major conservation areas.

3.3.4 Element 3 – Efficient and functional urban form

3.3.4.1 Specific outcomes

(a) The pattern, form and structure of urban areas contributes to the achievement of:-

(i) a more compact urban form;

(ii) an effective and efficient transport network that supports access, mobility and connectedness;

(iii) walkable and transit oriented communities;

(iv) increased use of public transport, walking and cycling;

(v) reduced private motor vehicle dependency;

(vi) affordable living, including a diversity of housing choice;

(vii) access to quality recreational open space;

(viii) efficient and timely provision of transport and infrastructure; and

1 Note—development should also have regard to the economic significance of ‘important agricultural areas’ mapped under the state planning policy.
(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 areas\(^2\) 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 area\(^3\).

(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 local government 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 local government 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 design\(^4\) 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.

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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.
(b) Maroochydore is further developed as the principal *regional activity centre* for the Sunshine Coast and is supported by a network of other major *regional activity centres* at Kawana, Sippy Downs, Caloundra, Caloundra South, Nambour and Beerwah which serve sub-regional catchments.

(c) Activity centres are developed as vibrant mixed use places that provide a focus for economic activity, private and public investment, residential development and community and cultural activities and interaction.

(d) Activity centres are supported by employment areas and industry and enterprise areas which provide for high value business, investment and employment.

(e) Activity centres are connected by an integrated and efficient *transport network* which contributes to a reduction in private motor vehicle use.

### 3.3.7 Element 6 – Major development areas

#### 3.3.7.1 Specific outcomes

(a) Major development areas are identified for the region.

(b) The Maroochydore Principal Regional Activity Centre (including the Maroochydore City Centre Priority Development Area) and the Kawana Waters Community Development Area are infill major development areas. The Palmview and Caloundra South areas are greenfield major development areas.

(c) A structure plan has been prepared to guide the development of the Palmview area (as contained in Part 10 (Other Plans)).

(d) The Maroochydore City Centre (within the Maroochydore Principal Regional Activity Centre) and the Caloundra South area are priority development areas subject to the *Economic Development Act 2012*.

(e) The Kawana Waters Community Development Area is subject to Development Control Plan No.1 Kawana Waters.

(f) Major development areas are created as showcase master planned, transit oriented communities that:

(i) promote business investment and employment outcomes;

(ii) deliver *affordable living* opportunities;

(iii) support greater regional self-containment; and

(iv) provide a contemporary *best practice* benchmark for sustainable development and the implementation of environmental enhancement and rehabilitation programs.

(g) Development in a major development area occurs in accordance with the applicable planning instrument (e.g. structure plan) and *infrastructure* instrument(s).

(h) Urban development in a major development area occurs only in those areas identified as being suitable for urban development having regard to the biophysical values and natural hazards identified in the applicable planning instrument (e.g. structure plan).

(i) Development in a major development area integrates land use with transport and provides priority for walking and cycling in conjunction with access to high quality public transport services and accessible community *infrastructure*.

(j) Development in an infill major development area supports the establishment of high frequency public transport services by providing a pattern of settlement, an intensity of development and the *infrastructure* identified on the applicable planning instrument (e.g. structure plan).
(k) Development in a major development area provides for the protection and enhancement of ecologically important areas with offsets for any adverse impacts caused to ecologically important areas.

(l) Development in a major development area provides the infrastructure necessary to meet the needs of the community.

3.3.8 Element 7 – Further investigation areas

3.3.8.1 Specific outcomes

(a) Further investigation areas are identified for the region.

(b) Further investigation areas contain land outside of local growth management boundaries potentially suitable to accommodate long term urban development requirements.

(c) Further investigation areas are identified conceptually on Strategic Framework Map SFM 1 (Land use elements) and comprise:-

(i) the Beerwah Further Investigation Area (potential for employment activities);

(ii) the Beerwah/Caloundra South Further Investigation Area (potential for residential activities and employment activities);

(iii) the Finland Road/Mudjimba West Further Investigation Area (potential for employment activities related to the Sunshine Coast Airport and community activities).

(d) Within the life of the planning scheme, Council will undertake an assessment of each further investigation area to determine:-

(i) whether the further investigation area contains land suitable to accommodate urban development; and

(ii) the preferred form and timing of any urban development that may occur.

(e) Inclusion of land in a further investigation area is not a development commitment and does not imply that all or any part of a further investigation area will be made available for urban development in the future.

(f) Further investigation areas are maintained as non-urban areas and protected from land fragmentation and inappropriate land use activities until decisions about long term land use are made.

(g) In addition to the further investigation areas described above, within the life of the planning scheme, Council will also undertake further investigations to identify opportunities for urban consolidation at strategic locations along the Maroochydore to Caloundra Priority Transit Corridor. The outcomes of these investigations will be considered as part of future amendments to the planning scheme.

A development application for a proposal which is consistent with the outcomes of these investigations but which is made prior to the making of a planning scheme amendment may be considered by the Council where the objectives of transit oriented development and value capture are fully achieved.

3.3.9 Element 8 – Local settings and local planning responses

3.3.9.1 Specific outcomes

(a) The Sunshine Coast is maintained as a community of communities where the character and identity of each community is recognised and protected in accordance with a local plan.

(b) In addition to local character and identity, five broader settings are recognised and protected on the Sunshine Coast - coastal urban areas, rural towns, rural villages, rural residential areas and rural areas.
(c) Coastal urban areas are urban areas adjacent or near the coast that offer a range of lifestyles with generally high levels of access to employment, *infrastructure* and services and a strong affinity with the coastal environment. These areas also often have high tourism visitation values. Coastal urban areas in the southern and central part of the region form the Sunshine Coast Enterprise Corridor.

(d) Local plans have been prepared for the following local plan areas having a predominantly coastal urban setting:-

(i)  Bli Bli local plan area;
(ii)  Buderim local plan area;
(iii)  Caloundra local plan area;
(iv)  Caloundra West local plan area;
(v)   Coolum local plan area;
(vi)  Forest Glen/Kunda Park/Tanawha local plan area (part only);
(vii) Golden Beach/Pelican Waters local plan area;
(viii) Kawana Waters local plan area;
(ix)   Maroochy North Shore local plan area;
(x)   Maroochydore/Kuluin local plan area;
(xi)  Mooloolaba/Alexandra Headland local plan area;
(xii) Peregian South local plan area; and
(xiii) Sippy Downs local plan area.

(e) Rural towns are medium to large towns located in the rural area that offer a range of lifestyles with generally moderate levels of access to employment, *infrastructure* and services and a strong affinity with the rural and natural hinterland environment. These towns also often have medium to high tourism visitation values.

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

(i)  Beerwah local plan area;
(ii)  Eumundi local plan area;
(iii) Glass House Mountains local plan area;
(iv)  Kenilworth local plan area;
(v)   Landsborough local plan area;
(vi)  Maleny local plan area;
(vii) Mooloolah local plan area;
(viii) Nambour local plan area;
(ix)   Palmwoods local plan area;
(x)   Woombye local plan area; and
(xi)  Yandina local plan area.

(g) Rural villages are small towns located in the rural area that offer a range of lifestyles with generally moderate to low levels of access to urban employment, *infrastructure* and services and
a strong affinity with the rural and natural hinterland environment. These villages may have unique visitation values.

(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 theme\(^5\) 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.