

Coastal Corridor

Where is the Coastal Corridor?

The 'Maroochydhore to Caloundra Coastal Corridor' (Coastal Corridor) is an existing urban area identified in both the ['Shaping SEQ' South East Queensland Regional Plan 2023](#) (SEQ Regional Plan) and the Proposed Sunshine Coast Planning Scheme (proposed planning scheme) that stretches between Maroochydhore and Caloundra (refer to **Image 1: Coast corridor inset, Map SF1 Shaping Sustainable Growth – Settlement Pattern Elements** overleaf).



Why does growth need to happen in the Coastal Corridor?

Growth can be accommodated in different ways, either by expanding outwards, concentrating growth in existing areas (through consolidation), or a combination of these strategies. A careful balance is required between these strategies to ensure growth is managed sustainably and the greenspaces and natural and rural areas that are so highly valued by our community are protected.

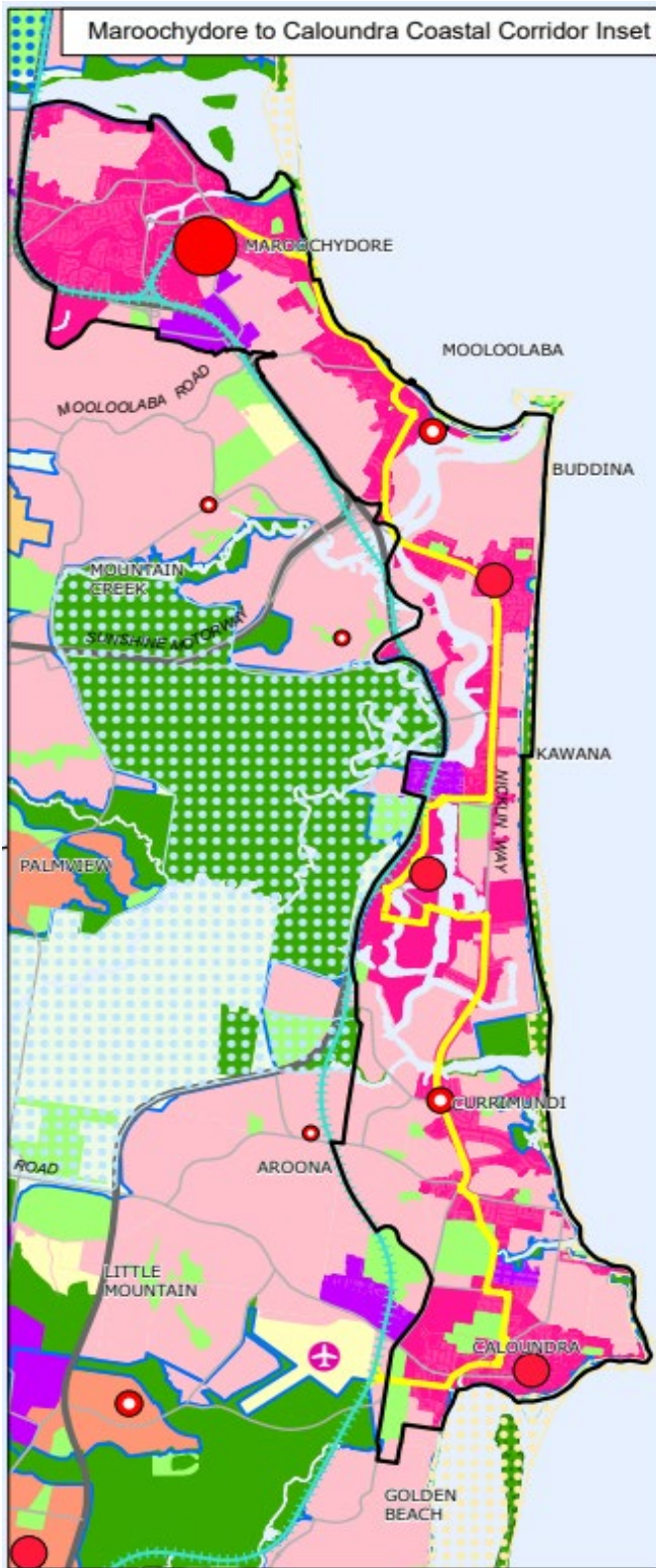
The Queensland Government's SEQ Regional Plan has set a target for all local governments in South

East Queensland (SEQ) to maintain a combined minimum 60/40 consolidation/expansion dwelling growth ratio across the SEQ region as a whole. This is to help accommodate projected population growth in a more sustainable way. As part of this, consolidation or 'infill' growth is to occur within existing urban areas.

The Coastal Corridor provides easy access to key attractors including major centres and employment areas, services, education, major health facilities, recreation facilities, existing and proposed high frequency public transport, beaches, the Sunshine Coast Stadium precinct and surrounding major regional greenspaces, which makes it ideally located to accommodate growth by consolidation.

How much growth is planned for the Coastal Corridor?

Approximately one-third of the total forecast population growth for the Sunshine Coast to 2046 is proposed to be accommodated within the Coastal Corridor, with the remainder to be located in new communities and other existing urban areas. Growth in the Coastal Corridor is intended to be accommodated through a combination of existing zoning and targeted density and/or height uplifts in and around key centres and nodes.



Map SF1 Shaping Sustainable Growth - Settlement Pattern Elements

2046 Land Use Categories

Urban Areas

- Urban Living Area
- Suburban Living Area
- New Communities
- Hinterland Living Area
- Industry and Enterprise Area

Other Areas

- Rural Residential Area
- Rural Area
- Major Sport, Recreation and Open Space Area
- Major Community Infrastructure Area
- Major Conservation Area

Local Growth Management Boundaries

- Urban Growth Management Boundary
- Rural Residential Growth Management Boundary
- Indicative Urban Growth Management Boundary

2046 Activity Centre Network

- Principal Regional Activity Centre
- Major Regional Activity Centre
- District Activity Centre
- Local Activity Centre ^{Note 1}

Major Green Frame Elements

- Blue Heart
- Lower Mooloolah River Greenspace
- Regional Inter-Urban Break
- Coastline

Major Transport Infrastructure Elements

- North Coast Rail Line
- Direct Sunshine Coast Line
- Dedicated High Frequency Public Transport Corridor
- Highways and Motorways
- Major Roads
- Sunshine Coast Airport
- Caloundra Aerodrome

Other Elements

- Maroochydore to Caloundra Coastal Corridor
- Local Government Area
- Ocean, Waterways and Waterbodies

Note 1: A number of smaller neighbourhood activity centres are also located across the Sunshine Coast.

Image 1: Coast corridor inset, Map SF1 Shaping Sustainable Growth – Settlement Pattern Elements

Disclaimer The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the proposed planning scheme. Please refer to the proposed planning scheme for further detail. © Sunshine Coast Regional Council 2025

How will the proposed planning scheme manage growth in the Coastal Corridor?

Zoning sets the framework for where development is intended to occur. Under the proposed planning scheme, the zoning pattern for the Coastal Corridor focusses on targeted density increases in and around key centres. Many areas within the Coastal Corridor are proposed to remain within the Low Density Residential Zone.

The Height Overlay sets maximum height limits for development. Proposed height limits in the Coastal Corridor are designed to create identifiable nodes and urban villages. No increases in height limits are proposed on the beachfront or in most existing low density residential areas. No 'high rise' buildings (i.e. buildings exceeding 6 storeys) are proposed outside of the larger centres and stadium precinct.

There are four proposed local plans that cover land in the coastal corridor (being Maroochydore, Mooloolaba – Alexandra Headland, Kawana Waters and Caloundra and Surrounds Local Plan Areas). The local plans for these areas support local character and guide appropriate development within the local plan area through locally-specific provisions.



At the highest level of the planning scheme, the Strategic Framework introduces the concept of an 'urban living area'. The urban living area reflects the proposed zoning pattern and provides clarity in relation to where increased heights and densities should be expected in the corridor.

It is important to recognise that not planning for where and how growth should occur in the Coastal Corridor will not stop growth from happening. It does, however, increase the risk that development will occur in a way that is not appropriately controlled (e.g. through court approvals or State government intervention).



How is Council responding to community concerns about growth in the Coastal Corridor?

Council understands that many people currently living in the Coastal Corridor have concerns about the impacts associated with growth e.g. traffic, parking and amenity impacts.

Council is seeking to address these concerns through providing appropriate parking rates for new development and planning for supporting infrastructure to encourage walking, riding and public transport use.

Disclaimer The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the proposed planning scheme. Please refer to the proposed planning scheme for further detail. © Sunshine Coast Regional Council 2025

Coastal Corridor information sheet

New and improved provisions for the design of multi-unit residential developments are also proposed to help address potential amenity impacts of higher density developments.

When planned and done well, new development provides opportunities to shape places in a way that supports improved visual amenity (e.g. along Nicklin Way) and reinforces and improves local character and identity.

For example, the proposed local plans for the Coastal Corridor contain provisions that guide the creation of vibrant, green urban villages, upgraded pathways, improved streetscapes and improved neighbourhood centres with new local cafes and shops.

Council has also been working collaboratively with State agencies and infrastructure providers, such as Unitywater, to better coordinate the provision of infrastructure in the Coastal Corridor to support the anticipated growth around key centres. By taking this more coordinated approach to infrastructure planning, Council can help shape the growth of the corridor in a way that ensures the liveability of communities and supports economic growth.

How can I find out more?

- Go to the following [information sheets](#):
 - Managing population growth
 - Zones Summary
 - Height Overlay
 - Local Plan information sheets
- Go to the following parts of the [proposed planning scheme](#):
 - Part 2 Strategic Framework for the vision and strategic outcomes relating to the Coastal Corridor.
 - Sections 5.4 Caloundra and Surrounds Local Plan, 5.6 Kawana Waters Local Plan, 5.7 Maroochydore Local Plan and 5.8 Mooloolaba-Alexandra Headland Local Plan in Part 5 Local plans for more information relating to localised planning provisions.
- Find out the zoning and overlay mapping that is [proposed for your property](#).
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



Disclaimer The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the proposed planning scheme. Please refer to the proposed planning scheme for further detail. © Sunshine Coast Regional Council 2025