

Green frame

This information sheet summarises the key planning provisions relating to the identification and protection of the Sunshine Coast region's 'green frame'.

What is the 'green frame'?

The extensive natural and rural areas of the Sunshine Coast define its character and are highly valued by the community. They are an integral part of our economy, lifestyle, natural environment and culture.

The proposed planning scheme seeks to specifically recognise and protect the integrity of the Sunshine Coast's 'green frame' of rural and natural areas that surround and define our communities. The green frame is specifically identified and protected at a strategic level in the proposed planning scheme, and includes the following regionally-significant elements:

- the Regional Inter-Urban Break separating the southern Sunshine Coast from the greater Brisbane urban area
- sub-regional inter-urban breaks between individual coastal and hinterland communities
- the Blue Heart
- the Lower Mooloolah River Greenspace and floodplain
- the Coastline, including beaches, dunes and headlands.

The green frame also encompasses other rural and natural areas outside the proposed planning scheme's local growth management boundaries, and is complemented by smaller areas of natural bushland and open space within the urban and rural residential areas.

The key elements of the green frame are identified in the proposed planning scheme on Strategic Framework Map SF1 Shaping Sustainable Growth - Settlement Pattern Elements, and Map SF3A A Strong and Creative Community of Communities - Character and Identity Elements. The elements of the green frame are described in further detail below.



What type of development can occur in the green frame under the proposed planning scheme?

The green frame accommodates a range of land uses depending on the specific area and land use zoning, including agriculture, rural enterprise, conservation, recreational, natural resource and tourism-related uses in appropriate areas.

Zones, local plans and overlays set out specific assessment benchmarks for development in the green frame. Because of the strategic importance of the green frame, it is particularly important that it is not reduced, fragmented or otherwise adversely impacted by urban or rural residential development or subdivision.

Dwelling houses are generally supported where on existing lots, but may be subject to additional requirements and assessment benchmarks to ensure any natural hazards and/or scenic or biodiversity values are appropriately addressed.



What changes are proposed in relation to the recognition of the green frame?

The 'green frame' is a new strategic concept in the proposed planning scheme. All of the elements of the green frame are already recognised and protected in some form in the current planning scheme, primarily through existing zoning and overlays, but sometimes through more specific provisions (e.g. the inter-urban breaks).

The proposed planning scheme builds on the current planning scheme by specifically reflecting all the major regional greenspaces identified in the *Environment and Liveability Strategy 2023* and by recognising the value of the green frame as a whole.

What are the key elements of the green frame?

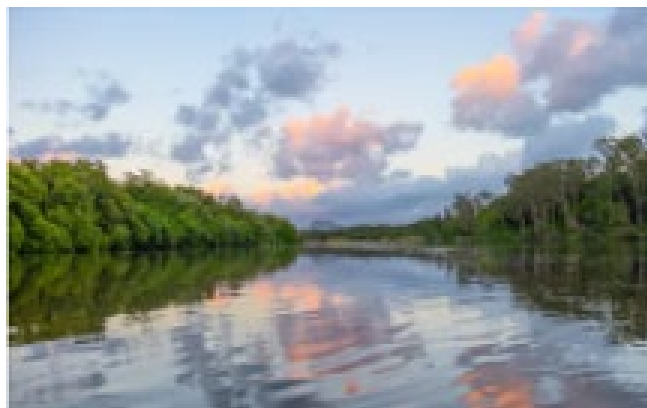
Blue Heart

The Blue Heart is an area that covers a large part of the lower Maroochy River floodplain. Existing land uses in the area mainly comprise rural and conservation land uses. The proposed planning scheme identifies and protects the area for its

multiple values, including climate resilience, biodiversity conservation, cultural heritage, scenic amenity, nature-based recreation and rural production. The proposed planning scheme also identifies and protects other strategic interests in the area, including key extractive resource areas and community infrastructure.

Lower Mooloolah River Greenspace

The Lower Mooloolah River Greenspace encompasses the Mooloolah River National Park and adjacent conservation areas, and the lower Mooloolah River floodplain including the northern part of Meridan Plains and wetlands in the western part of Birtinya. It also includes the Honey Farm Road Sport and Recreation Precinct. These areas are intended to be protected to preserve their landscape, recreational, natural resource, environmental and flood storage values. The proposed planning scheme also identifies and protects key extractive resource areas and community infrastructure in the area.



Coastline

The 'Coastline' element of the green frame comprises the Sunshine Coast's beaches, islands, rocky shores, dunes and headlands. It is important for its scenic, environmental, landscape and character values. These areas are protected primarily through open space and conservation

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zoning as well as overlays including the Biodiversity, Waterways and Wetlands Overlay, Scenic Amenity Overlay and Coastal Hazards Overlay.

Inter-urban breaks

The Regional Inter-Urban Break is a large area of predominantly rural and conservation land that provides for non-urban land uses between the urban areas of the Sunshine Coast and the urban areas of Greater Brisbane to the south, providing a regionally-significant conservation, economic, cultural and recreational asset.

The break includes the iconic Glass House Mountains, National Parks and other conservation areas, the Ramsar-listed Pumicestone Passage, parts of Bribie Island, State forests, productive farmlands and small rural townships.

The Regional Inter-Urban Break is identified and protected in both the current planning scheme (*Sunshine Coast Planning Scheme 2014*) and the proposed planning scheme, with some minor extensions proposed to the northern boundary.

In the proposed planning scheme, the Regional Inter-Urban Break is identified in the Strategic Framework, the Scenic Amenity Overlay and in a local plan precinct (GHP LPP-1 Regional Inter-urban Break) of the Glasshouse - Pumicestone Local Plan.

The SEQ Regional Plan identifies most of Council's Regional Inter-Urban Break as the 'Northern Inter-Urban Break'. Land use in this area is regulated by the State Government under the *Planning Regulation 2017*, providing an additional level of protection beyond Council's current and proposed planning scheme.

The 'sub-regional inter-urban breaks' provide separation between urban communities within the Sunshine Coast. They define individual communities as separate places within the sub-region and are critical to preserving our 'community of communities'.

The sub-regional inter-urban breaks are proposed for inclusion in both the Strategic Framework and the Scenic Amenity Overlay and are proposed to be defined using land parcel boundaries. In the current planning scheme, these elements are identified conceptually in the strategic-level provisions.

New development proposed in areas identified in an inter-urban break will generally be required to be sited and designed to be unobtrusive and low key (both visually and in scale), maintain or enhance important view corridors and incorporate design features such as planting, materials and colours that help it blend into the landscape. Urban and rural residential subdivision, and other development for urban purposes, is not consistent with the protection of the inter-urban breaks.



How can I find out more?

- Go to the following [information sheets](#):
 - Rural land and activities
 - Biodiversity, Waterways and Wetlands Overlay
- Go to the following parts of the [proposed planning scheme](#):
 - Strategic framework
 - Scenic Amenity Overlay Code
 - Local Plans
- 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>



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