

Blackall Range – Maleny

Description

The proposed **Blackall Range – Maleny Local Plan Area (LPA)** is located in the western part of the Sunshine Coast on the Blackall Range and Maleny Plateau. It is centred around the communities of interest of Maleny, Montville, Flaxton and Mapleton. Localities within the local plan area also include North Maleny, Balmoral Ridge, Dulong, Kureelipa, Reesville, Witta, Bald Knob, and parts of Wootha, Curramore, Hunchy and West Woombye. The rural scenic amenity, views and village character of the townships is attractive to tourists, and the area supports a range of small scale, low-key nature based tourism and function facilities. The area also supports agri-tourism and local food production. The proposed boundary of the Blackall Range - Maleny LPA is identified on the **attached map**.

There are limited opportunities for growth due to availability of infrastructure and services, steep and unstable land, bushfire, the need to protect productive agricultural land and major habitat, biodiversity and conservation areas as well as the need to maintain water quality in the Mary River catchment and Baroon Pocket Dam water supply catchment.

Role in the Sunshine Coast region

In a region-wide context, the Blackall Range – Maleny LPA provides:

-  Regional landscape
-  Rural production
-  Hinterland living and rural living
-  Tourism focus (nature and rural based)
-  Major habitat and biodiversity

**the area may also provide other functions at a local level.*

Draft vision statement

The Blackall Range - Maleny Local Plan Area remains a picturesque and diverse rural area with the rural township of Maleny, the small villages of Montville and Mapleton, and a series of discrete rural residential areas, set amongst a mosaic of farming land, remnant vegetation and environmental reserves.

The township of Maleny, with its traditional main street, heritage character, and strong community feel, remains the largest town on the Blackall Range. It is a vibrant and popular country town with a diverse and eclectic mix of boutique shops, cafes and galleries as well agricultural and rural supplies servicing surrounding farms.

The village of Montville remains a key tourist node. It includes a charming mix of European style buildings intermingled with historic and traditional Australian style heritage buildings that extend along the leafy main street and offer shops, cafés, galleries and other predominantly tourist related services.

The village of Mapleton offers local convenience shopping and is more oriented to servicing the needs of the local community.

Urban areas of the townships and villages are characterised by traditional low density, low rise residential development on larger urban lots. Some streets close to Maleny's town centre have redeveloped over time to offer a greater range of housing types including well designed and low rise townhouses and duplexes.

Rural residential communities, including at Flaxton, North and South Maleny, Dulong and Kureelipa, have experienced little change. Residents in these areas enjoy a quiet, semi-rural lifestyle on large blocks.

The local plan area derives much of its character and economic value from its picturesque setting and rural production activities. Rural areas continue to thrive, accommodating important and productive rural activities and agri-business, as well as significant expanses of bushland and rainforest habitat.

The many spectacular scenic views from the Blackall Range escarpment, and across the rolling hills of the Maleny Plateau, are protected and the area continues to be popular with tourists and day trippers. Tourism development retains a primary focus on small scale and low key nature and rural based tourism experiences, visitor accommodation and services.

The important water resource, landscape and ecological values of the Lake Baroon catchment area are protected.



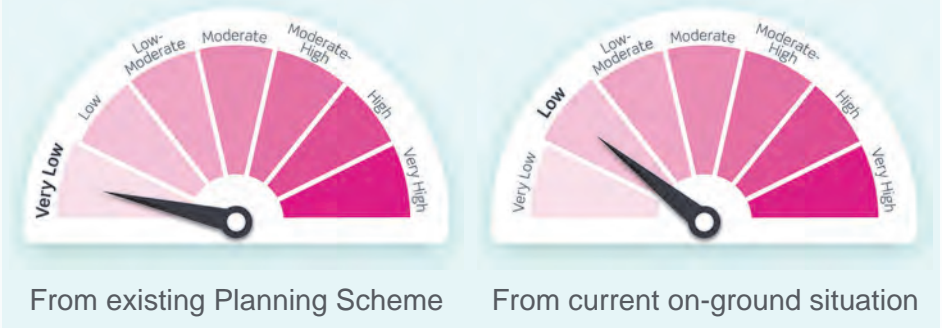
Proposed Planning Directions

The following are proposed planning directions for Blackall Range - Maleny LPA for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Retain “iconic provisions” and investigate extending these to other areas of the escarpment (e.g. Mountain View Road, Maleny) (**Map Ref. 1**)
- Maintain controls on signage, especially in rural areas and along scenic routes
- Retain compact centres and strong provisions to discourage out-of-centre development
- Protect water quality in the Lake Baroon and Mary River catchments (**Map Ref.2**)
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Ensure tourism development is having appropriate regard to the maintenance of local rural and residential amenity and is appropriately located and serviced
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Review provisions relating to the establishment of service stations within centres

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed



Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au



