

Mooloolah Valley

Description

The proposed **Mooloolah Valley Local Plan Area (LPA)** is in the central part of the Sunshine Coast, west of the Bruce Highway. It is centred around the communities of interest of Mooloolah Valley and Glenview. Localities within the local plan area also include Diamond Valley, part of Palmview west of the Bruce Highway, the south - western part of Tanawha, the southern part of Ilkley and the northern part of the Landsborough locality. The North Coast Rail Line runs north -south through the local plan area. The local plan area includes the generally sparsely settled, steep and heavily vegetated upper catchment areas of the Mooloolah River, including Ewen Maddock Dam. The proposed boundary of the Mooloolah Valley LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding, native vegetation, and the need to maintain water quality in the Mooloolah River catchment and Ewen Maddock Dam water supply catchment area.

Role in the Sunshine Coast region

In a region-wide context, the Mooloolah Valley LPA provides:

-  Hinterland living, rural and rural residential living
-  Tourism (Aussie World, Big Kart Track)
-  Regional landscape
-  Major infrastructure (water supply)
-  Major habitat and biodiversity

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

Draft vision statement

Framed by a vegetated backdrop of the Blackall Range, Mooloolah Range, Dularcha National Park and Tunnel Ridge, the local plan area continues to derive its character from its picturesque rural and natural landscape setting, and strong community feel.

Nestled at the base of the valley, Mooloolah's town centre retains its low-key rural village and railway character. The centre remains compact and well connected across the railway line. Residents and visitors continue to experience a distinct sense of arrival to the town centre, provided by striking views to the Blackall Range, and the railway crossing and station infrastructure.

Urban areas around Mooloolah are characterised by low density, low rise residential development on larger urban lots. Tree-lined streets have settled newer subdivisions into the landscape. Some streets closest to the town centre and railway station have re-developed over time to offer a greater range of housing types including well designed, low-rise townhouses and duplexes.

Rural residential areas at Mooloolah and Glenview have continued to develop. Residents in these areas enjoy a semi-rural lifestyle on large lots in a bushland setting. Outside the township and rural residential areas, rural communities have experienced little change. These areas continue to accommodate rural activities and significant expanses of bushland habitat. The area retains a strong horse-riding community, and riders often travel through the town, adding to the rural character.

Tourism development clusters around existing sites at Aussie World, Big Kart Track and Glenview, with high quality experiences and attractions which are designed to protect and improve visual amenity and complement Steve Irwin Way as a tourist route.

The important water resource, landscape and ecological values of the Mooloolah River and Ewan Maddock Dam catchment area are protected.



Mooloolah Valley

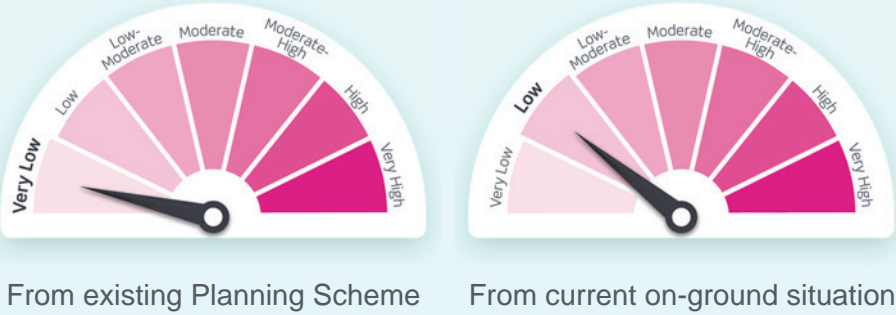
Proposed Planning Directions

The following are proposed planning directions for Mooloolah Valley Local Plan Area 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 strong inter-urban breaks around Mooloolah Township
- Continue to allow rural residential development within existing zonings at Mooloolah and Glenview
- Retain compact centres and strong provisions to discourage out-of-centre development
- Investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Mooloolah town centre to provide housing diversity
- Maintain current limits on subdivision in rural areas
- Continue to develop Aussie World and other tourist attractions in accordance with the relevant master plans and approvals (**Map Ref. 1**)
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Maintain Sippy Creek area within the rural zone and outside the urban growth management boundary (**Map Ref. 2**)
- Maintain water quality in the Mooloolah River and Ewen Maddock Dam catchments (**Map Ref. 3**)

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



