

# Bli Bli – Maroochy River Plains

## Description

The proposed **Bli Bli – Maroochy River Plains Local Plan Area** (LPA) is located in the central part of the Sunshine Coast, north of the Maroochy River and west of the Sunshine Motorway. It reflects the existing community of interest around Bli Bli, encompassing a mix of cleared lowland floodplain and elevated areas. It includes the township and urban area of Bli Bli, as well as surrounding rural and rural residential areas including Rosemount, Diddillibah and Maroochy River. This proposed local plan area also includes the full extent of the Blue Heart Sunshine Coast major green space. The proposed boundary of the Bli Bli – Maroochy River Plains LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively low, primarily due to significant physical and environmental constraints such as flooding, steep land and native vegetation.

## Draft vision statement

*The Bli Bli – Maroochy River Plains local plan area remains a diverse and scenic area comprising a number of urban and rural residential neighbourhoods, surrounded by a mosaic of rural and natural areas.*

*The Maroochy River and floodplain with its significant cultural, environmental, flood storage and recreational values, dominates and defines the role and character of the local plan area.*

*Within this area, known as ‘Blue Heart’, a significant complex of wetland and floodplain ecosystems is thriving and has boosted climate resilience through adaptive and sustainable floodplain management. Innovative land use initiatives ensure the most critical areas of the floodplain are protected, whilst providing community and recreation opportunities through regional parkland, open space and trails and establishing new uses for existing rural and agricultural lands, including economic opportunities for landowners.*

*Perched on higher land within the broader lowlands of the Maroochy floodplain, the community of Bli Bli is fully developed and remains a popular, family friendly area, accommodating predominately low rise, low density suburban development. Bli Bli is anchored by a vibrant riverside village centre, providing local shopping, dining and services.*

*Residents in the rural residential areas of Rosemount, Diddillibah, Maroochy River and Keils Mountain continue to enjoy a quiet, semi-rural lifestyle close to the amenities of Bli Bli and the broader coastal urban area).*

## Role in the Sunshine Coast region

In a region-wide context, the Bli Bli – Maroochy River Plains LPA provides:

-  Regional landscape
-  Major greenspace and flood storage (Blue Heart)
-  Suburban living (Bli Bli)
-  Rural residential living
-  Major habitat and biodiversity

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





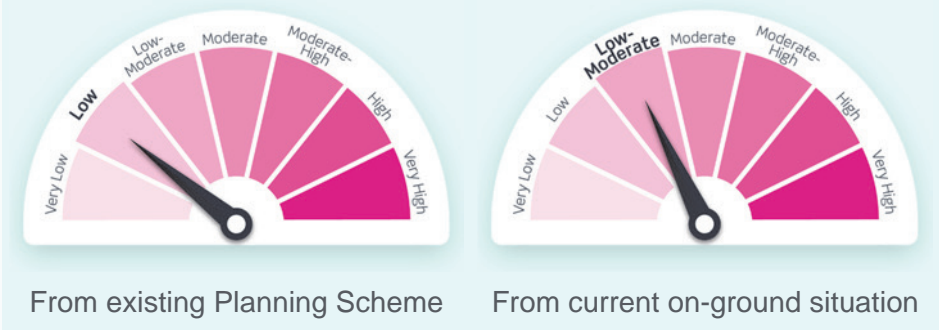
Proposed Planning Directions

The following are proposed planning directions for Bli Bli – Maroochy River Plains LPA for the new planning scheme:

- No increase in maximum allowable building heights
- No further expansion of urban and rural residential growth management boundaries (beyond current amendment)
- Retain large urban and rural residential minimum lot sizes to preserve local character
- Extend the local centre zone in Bli Bli to provide opportunity for the centre to expand (**Map Ref. 1**)
- Investigate possible areas for additional low-medium density residential development close to the centre at Bli Bli to improve housing diversity
- Review planning for the possible expansion area within the urban footprint north of Thomas Road and west of Lefoes Road (**Map Ref. 2**)
- Review future land use intent for the Bli Bli Castle site (**Map Ref. 3**)
- Continue to develop Parklakes estates in accordance with existing development approvals, and zone to reflect existing and approved land use (**Map Ref. 4**)
- Improve design and siting provisions for secondary dwellings and dual occupancies
- Include new provisions to reflect the Blue Heart (**Map Ref. 5**)
- Review allowable uses in the Rural Zone, especially in breaks between urban areas (e.g. between Bli Bli and Maroochydore) to help retain the individual identity of our communities
- Ensure new development in high flood/coastal hazard areas is compatible with the level of risk
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Maintain controls on signage especially in the Blue Heart and along scenic routes

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](https://haveyoursay.sunshinecoast.qld.gov.au)





