

Mary Valley – Kenilworth

Description

The proposed **Mary Valley – Kenilworth Local Plan Area** (LPA) is located in the western part of the Sunshine Coast. It is centred around the township of Kenilworth and also includes the localities of Conondale, Elaman Creek, Obi Obi, Cambrook, Kidaman Creek, Coolabine, Gheerulla, Belli Park, Conondale and parts of Wootha and Curramore. The area comprises primarily rural and conservation land. The proposed boundary of the Mary Valley - Kenilworth LPA is identified on the **attached map**.

There are limited opportunities for growth due to flooding, the need to protect productive agricultural land and major habitat, biodiversity and conservation areas, the need to maintain water quality in the Mary River catchment and distance to major centres and services.

Draft vision statement

The Mary Valley - Kenilworth Local Plan Area remains a productive and scenic rural area, accommodating predominantly farmland on the valley and river flats, and large tracts of environmental reserves and remnant vegetation in elevated areas.

The township of Kenilworth, focussed around its traditional main street, remains a small country town with a distinctive village character and identity. The town is set on the Mary River, in an attractive rural landscape of rolling hills, framed by the Conondale and Blackall Ranges. The town continues to derive much of its character and local economy from these rural and natural assets, which remain undiminished in the landscape.

Tree-lined streets, large lots, low-key low-rise buildings, and the farmland surrounding the town, continue to provide a lush green country atmosphere and backdrop. Boutique shopping and cafes, and nature and rural based tourism, will continue to be a focus for the town, which has cemented its place as a popular day trip and camping destination.

The village of Conondale remains a small rural village serving the basic needs of locals and visitors. Residents of the village enjoy a quiet, semi-rural lifestyle on large blocks.

The significant ecological, landscape, scenic, cultural, and recreational values of the large expanses of national park in the local plan area, including the Conondale National Park and Mapleton National Park, are protected. The water quality, habitat and scenic values of the Mary River and its catchment are also protected and enhanced, with minimal intensification of development occurring in the local plan area.

Role in the Sunshine Coast region

In a region-wide context, the Mary Valley – Kenilworth LPA provides:

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

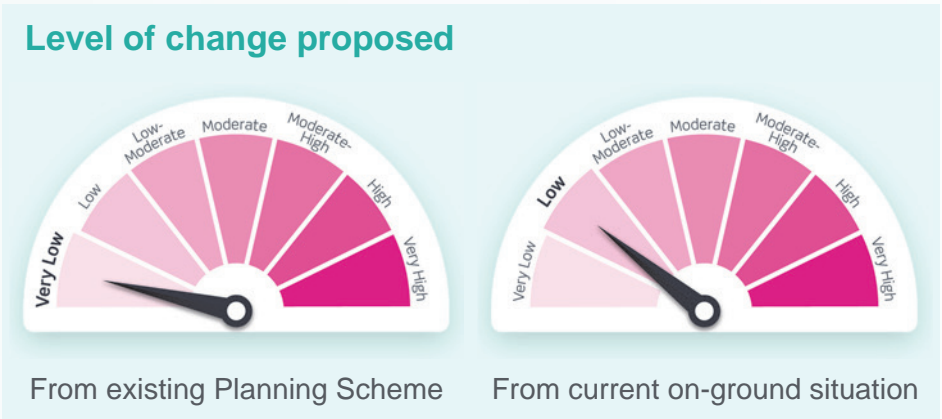
**the area may also provide other functions at a local level.*



Proposed Planning Directions

The following are proposed planning directions for Mary Valley - Kenilworth 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
- Maintain the traditional main street and heritage character of Kenilworth
- Continue to promote the rural production and scenic values of the area
- Maintain controls on signage, especially in rural areas and along scenic routes
- Maintain water quality in the Mary River catchment
- 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



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



