

# Yandina – Maroochy River Valley

## Description

The proposed **Yandina – Maroochy River Valley Local Plan Area (LPA)** is in the northern -central part of the Sunshine Coast. It is centred around the community of interest of Yandina. This area includes the sparsely settled, steep and heavily vegetated upper catchment areas of the north and south Maroochy River, including Cooloolabin and Wappa Dams, as well as more closely settled lowlands, rural and rural residential areas surrounding Yandina. Other localities, or parts of localities, within this area include North Arm, Cooloolabin, Bridges, Kiamba, Ninderry, Maroochy River, Valdora, Yandina Creek, Kulangoor and Verrierdale. The proposed boundary of the Yandina – Maroochy River 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 Maroochy River and Cooloolabin and Wappa Dam water supply catchment areas.

## Role in the Sunshine Coast region

In a region-wide context, the Yandina – Maroochy River Valley LPA provides:

-  Hinterland living and rural residential living
-  Major industry (Yandina)
-  Major infrastructure (water supply)
-  Major habitat and biodiversity
-  Regional landscape

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

## Draft vision statement

*The Yandina – Maroochy River Valley Local Plan Area continues to accommodate a mosaic of rural activities, significant environmental reserves and tracts of remnant vegetation, as well as the township of Yandina and nearby rural residential communities of Ninderry and Valdora.*

*The township of Yandina remains a small, laid back, country town set in a picturesque rural landscape of small farms and vegetated hills. The town retains its rich heritage, traditional main street -based form and rural village character.*

*Urban areas are characterised by traditional low density, low rise development on larger urban lots. Some streets closest to the town centre and railway station have redeveloped over time to offer a greater range of housing types including well designed and low-rise townhouses and duplexes.*

*Yandina serves a diversified tourism market based on rural and food processing industries and boutique tourist ventures. Well-planned industrial development continues to underpin and complement Yandina’s economic base.*

*Ninderry and Valdora remain attractive rural residential areas, where residents enjoy a semi-rural lifestyle on large lots in a bushland setting.*

*The significant scenic, ecological and cultural values of Mount Ninderry are protected, and it remains clearly dominant and undiminished in the landscape. The catchment areas for Cooloolabin and Wappa Dam are managed to protect their important water resource, landscape and ecological values.*



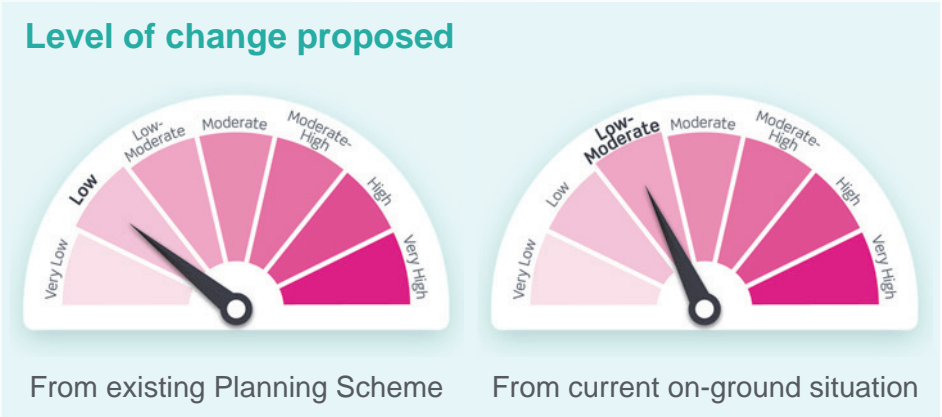


Proposed Planning Directions

The following are proposed planning directions for Yandina – Maroochy River Valley Local Plan Area for the new planning scheme:

- Continue to protect Yandina’s heritage and character
- 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
- Improve design and siting provisions for secondary dwellings and dual occupancies
- Protect and enhance the main street function of Stevens Street and Farrell Street in Yandina (**Map Ref. 1**)
- Retain a compact town centre at Yandina 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 Yandina town centre to provide housing diversity
- Review planning for the possible expansion area within the urban footprint north of Steggalls Road, Yandina (**Map Ref. 2**)
- Continue to develop and consolidate industrial areas at Yandina (no further expansion)
- Maintain water quality in the Maroochy River catchment and water supply dam catchments (**Map Ref. 3**)
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Maintain controls on signage, especially in rural areas and along scenic routes
- 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.



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)





