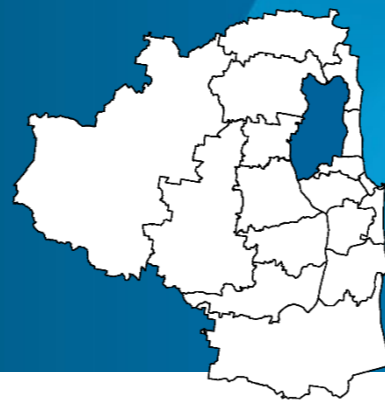


Proposed Sunshine Coast Planning Scheme

Bli Bli - Maroochy River Plains Local Plan Area



Information Sheet



Location and setting

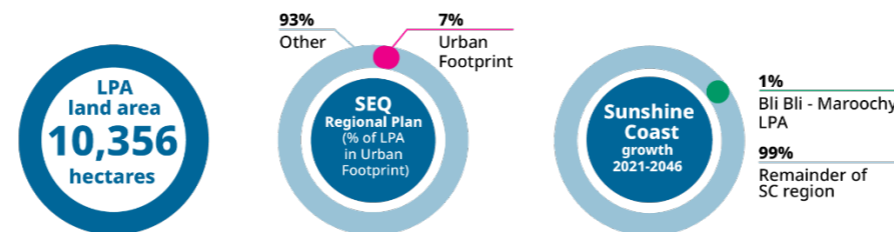
The proposed **Bli Bli - Maroochy River Plains Local Plan Area** (LPA) is located in the central part of the Sunshine Coast, north of the Maroochy River and west of the Sunshine Motorway. It reflects the existing community of interest around Bli Bli, encompassing a mix of cleared lowland floodplain and 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 can be viewed in [ePlan](#).

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.

Share of region's growth

The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities close to existing and planned public transport. Planned growth will vary across the region depending on the location and, in some cases, will be further managed by requirements in local plans.

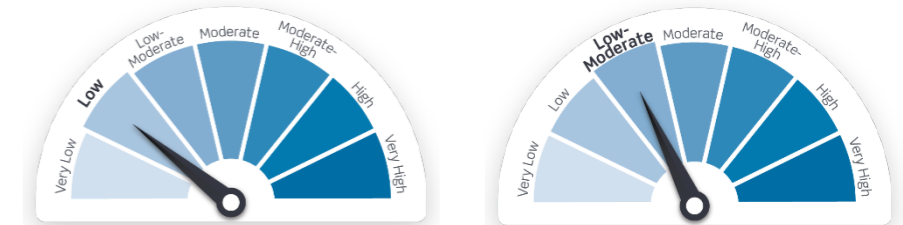


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are intended to provide an indication of relative growth across the Sunshine Coast, to assist the community to understand where growth is proposed to be accommodated under the proposed planning scheme.

Disclaimer The content of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand locally specific changes in the proposed planning scheme. Not all proposed changes are listed. Please refer to the other Information Sheets and the proposed planning scheme [ePlan](#) for further detail. © Sunshine Coast Regional Council 2025

What are the proposed changes?

Level of change proposed



From current Planning Scheme

From existing (on-ground) situation

Changes between the current and proposed planning schemes for the Bli Bli - Maroochy River Plains LPA include:

Land use

- No zoning changes proposed for most properties.
- Bli Bli Northern Village (Parklakes 3) proposed to be included in Emerging Community Zone to increase housing supply/diversity.
- Bli Bli town centre changed from Local Centre Zone to District Centre Zone to better reflect its intended role and function.
- Additional land included in the District Centre Zone at Tasol Street.
- New area of Low-Medium Density Residential Zone proposed north of Bli Bli town centre (to Waigani Street).
- Sunshine Castle area included in proposed Medium Density Residential Zone to provide opportunities for redevelopment and housing diversity.
- Various proposed zoning updates and changes to reflect recent subdivisions and development approvals (e.g. Parklakes at Bli Bli).
- Proposed zoning changes in response to more recent Council land acquisitions for open space, recreation and environmental purposes.

Bli Bli - Maroochy River Plains

- Some Rural Residential Zone and Limited Development Zone land at Francis Road, Bli Bli, changed to Rural Zone for consistency with surrounding land.

Explainer: Some properties have been converted to an equivalent new zone under the proposed planning scheme. For example, residential zones are proposed to better align to building height categories. For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits generally proposed to be maintained.
- Building height limit of certain areas proposed to be changed from 8.5m to 3 storeys and 12m including Sunshine Castle area, Bli Bli town centre and proposed new neighbourhood centre at Bli Bli Northern Village (Parklakes 3).

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. In some areas, this means the maximum height in metres has increased to retain the yield in storeys that could have been achieved under the current planning scheme height in metres allowance. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

- No changes to minimum lot sizes proposed.

Maroochy River Floodplain and Blue Heart

- The Bli Bli - Maroochy River Plains Local Plan Area specifically recognises the Blue Heart, by including it within Local Plan Precinct BLI LPP-1 Blue Heart. This precinct provides a unique planning unit that describes a future land use intent for the area as well as providing a framework for further integrated planning that carefully considers the complex range of values and natural hazards present in this area.
- Many parts of the Sunshine Coast, including in the Maroochy River Floodplain and Blue Heart, are affected by flooding and coastal hazards. The proposed planning scheme contains revised mapping and assessment provisions relating to these hazards, including the following:
 - Flood Hazard Overlay - which identifies flood risk areas and flood storage preservation areas

- Coastal Hazards Overlay - which identifies a range of coastal hazards (including areas subject to permanent sea level rise to the year 2100) and coastal hazard adaptation precincts
 - Coastal Hazards Overlay Planning Scheme Policy - which describes the preferred adaptation pathway for each of the proposed coastal hazard adaptation precincts, including the Maroochy River Floodplain Coastal Hazard Adaptation Precinct.
- The [Flooding and Stormwater Information Sheet](#) and [Coastal Hazards Overlay Information Sheet](#) contain further information on these proposed planning scheme provisions.



Other matters

- Bli Bli town centre is proposed to change from a full service local activity centre to a district activity centre to recognise its intended role and function.
- Council had proposed to include the Bli Bli (Riverside) Caravan Park site in the District Centre Zone to provide opportunity for the centre to expand; however, as a condition to proceed to public consultation, the State Government required Council to retain this site in the Community Facilities Zone.

Proposed vision

The Bli Bli - Maroochy River Plains Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

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 Sunshine Coast', a significant complex of wetland and floodplain ecosystems is thriving and has improved climate resilience through adaptive and sustainable floodplain management. Innovative land use initiatives ensure the critical flood storage capacity of the floodplain is protected, whilst providing compatible outdoor recreation opportunities through regional parkland, open space and trails and low impact rural and agricultural activities.

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

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

Note: The area may also provide other functions at a local level.

Get to know the detail

The proposed Bli Bli - Maroochy River Plains Local Plan includes detailed assessment provisions for development which seek to achieve the intended vision for the local plan area. A complete version of the proposed Local Plan can be viewed in [ePlan](#).

Visit haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme to view the proposed planning scheme and provide your feedback using the online submission form.

