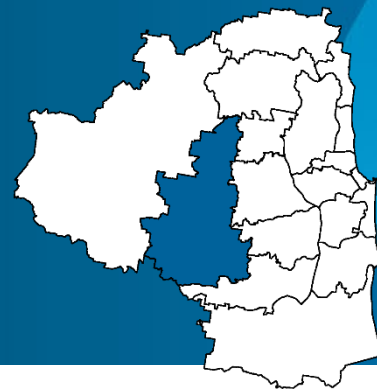


Proposed Sunshine Coast Planning Scheme Blackall Range - Maleny Local Plan Area

Information Sheet



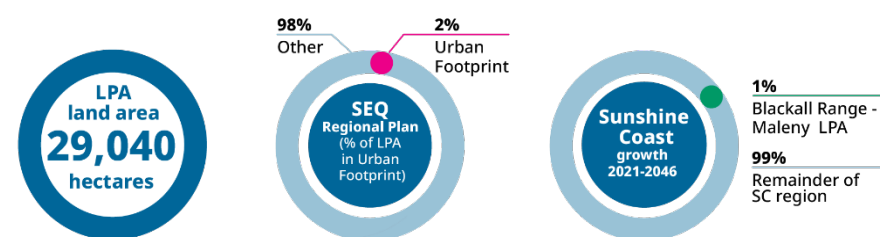
Dulong, Kureelipa, Reesville, Witta, Bald Knob, and parts of Wootha, Curramore, Hunchy and West Woombye.

The rural scenic amenity, views and village character of the townships is attractive to tourists, and the area supports a range of small scale, low-key nature based tourism and function facilities. The area also supports agri-tourism and local food production. The proposed boundary of the Blackall Range - Maleny LPA can be viewed in [ePlan](#).

There are limited opportunities for growth due to availability of infrastructure and services, steep and unstable land, bushfire, the need to protect productive agricultural land and major habitat, biodiversity and conservation areas as well as the need to maintain water quality in the Mary River catchment and Baroon Pocket Dam water supply catchment.

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.

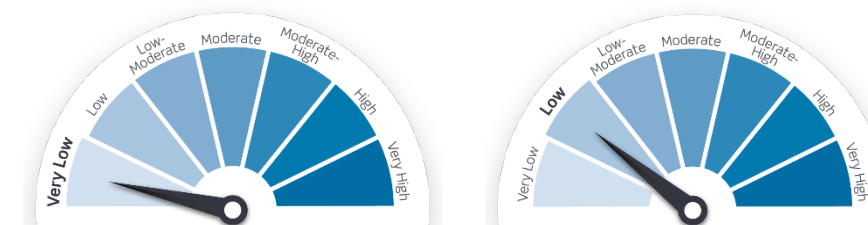


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from

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.

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 Blackall Range - Maleny LPA include:

Land use

- No zoning changes proposed for most properties.
- Some additional land included in the Low-Medium Density Residential Zone in Maleny to encourage housing supply and diversity.
- Some zoning adjustments proposed for Maleny Community Precinct to better reflect latest land uses.
- Porter's Wood property (Obi Lane, North Maleny) proposed to be included in the Rural Residential Zone and Open Space Zone.

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

Location and setting

The proposed **Blackall Range - Maleny Local Plan Area** (LPA) is located in the western part of the Sunshine Coast on the Blackall Range and Maleny Plateau. It is centred around the communities of interest of Maleny, Montville, Flaxton and Mapleton. Localities within the local plan area also include North Maleny, Balmoral Ridge,

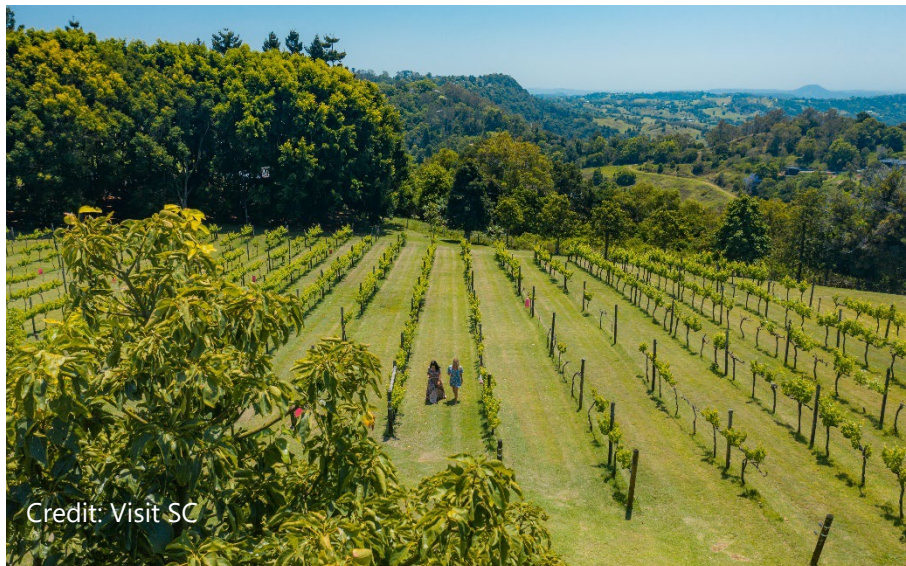
Blackall Range - Maleny

- Minor changes proposed to the District Centre Zone at Maleny.
- Some rural residential land at Karri Court, Mapleton, changed to Low Density Residential Zone to better reflect existing subdivision pattern.
- Some zoning changes proposed in various locations to support public land intended for park, environmental and water supply purposes.

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. Similarly, smaller local centres have been included in the new Neighbourhood Centre Zone (e.g. Mapleton, Montville). For further information, refer to the relevant [Zone Information Sheets](#).



Credit: Visit SC



Credit: Visit SC

Building height limits

- Building height limits generally proposed to be maintained at 2 storeys and 8.5m.
- Minor change proposed for Maleny Town Centre - proposed increase from 8.5m to 2 storeys and 10m to align with other hinterland towns.

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

- Minimum lot sizes generally retained for low density residential, rural and rural residential areas, with some minor changes to standardise provisions for land in the Maleny Community Precinct with those in the remainder of Maleny.

Other matters

- Proposed new local plan provisions for new development to minimise sky glow and light spill to support the Sunshine Coast Dark Sky Reserve project.
- Maleny West, Maleny North and Walkers Creek Precincts removed as these areas are now mainly developed.
- Provisions to protect scenic amenity reviewed and strengthened through the Scenic Amenity Overlay, including New Major Escarpment Protection Area provisions.
- New provisions on the scale and intensity of rural-based tourist accommodation in the Local Plan Area.
- Review and update of former Blackall Range "iconic places" provisions, with extension of some concepts across a broader area of the escarpment/range.
- Updated imagery in the local plan code.
- Protections for local heritage places and character areas to be maintained.
- Opportunity for retirement/residential care facility in Mapleton retained.
- Provisions to protect valuable agricultural areas maintained and strengthened through a new Agricultural Land Overlay.

Proposed vision

The Blackall Range - Maleny Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

The Blackall Range - Maleny Local Plan Area remains a picturesque and diverse rural area with the rural township of Maleny, the small villages of Montville and Mapleton, and a series of discrete rural residential areas, set amongst a mosaic of farming land, remnant vegetation and environmental reserves.

The township of Maleny, with its traditional main street, heritage character, and strong community feel, remains the largest town on the Blackall Range. It is a vibrant and popular country town which is popular with tourists and has a diverse and eclectic mix of boutique shops, cafes and galleries as well as agricultural and rural supplies servicing surrounding farms and rural production areas.

The village of Montville remains a key tourist node. It includes a charming mix of European style buildings intermingled with historic and more traditional Australian-style heritage buildings that extend along the leafy main street and offer shops, cafés, galleries and other predominantly tourist related services and facilities.

The village of Mapleton offers local convenience shopping and is more oriented to servicing the needs of the local community.

Urban areas of the townships and villages are characterised by traditional low density, low-rise residential development on larger urban lots. Some streets close to Maleny's town centre have been redeveloped over time to offer a greater range of housing types including well-designed and low-rise townhouses and dual occupancies.

Rural residential communities, including at Flaxton, North Maleny and South Maleny, Dulong and Kureelipa, have experienced little change. Residents in these areas enjoy a quiet, semi-rural lifestyle on large acreage lots. The local plan area derives much of its character and economic value from its picturesque setting and rural production activities. Rural areas continue to thrive, accommodating important and productive rural activities and agri-business, as well as significant expanses of bushland and rainforest habitat.

Blackall Range - Maleny

The many spectacular scenic views from the Blackall Range escarpment, and across the rolling green hills of the Maleny Plateau, are protected, and the area continues to be popular with tourists and day trippers. Tourism development retains a primary focus on small-scale and low-key nature and rural-based tourism experiences, visitor accommodation and services. The important water resource, landscape and ecological values of the Lake Baroon catchment and broader Mary River catchment areas are protected.

Role in the Sunshine Coast region

In a region-wide context, the Blackall Range - Maleny LPA provides:

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

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



Get to know the detail

The proposed Blackall Range – Maleny 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.

