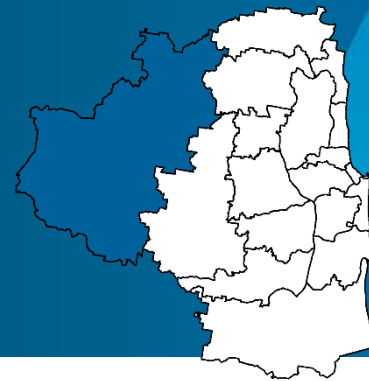


Proposed Sunshine Coast Planning Scheme

Mary Valley - Kenilworth Local Plan Area



Information Sheet



Location and setting

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, Cambroon, Kidaman Creek, Coolabine, Gheerulla, Belli Park, Conondale and parts of Wootha and Curramore. The area comprises primarily rural and conservation land.

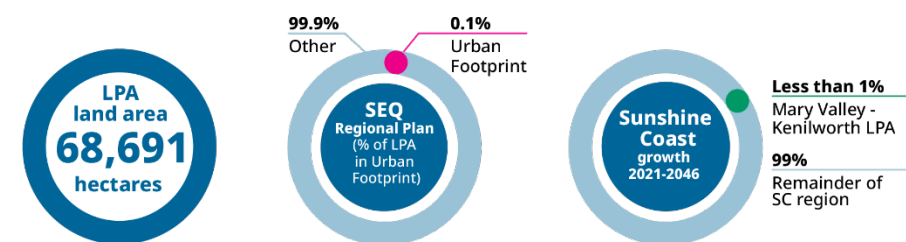
The proposed boundary of the Mary Valley - Kenilworth LPA can be viewed in [ePlan](#).

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.

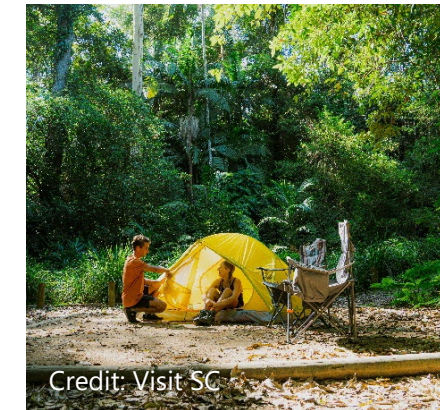
Share of growth in the region

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

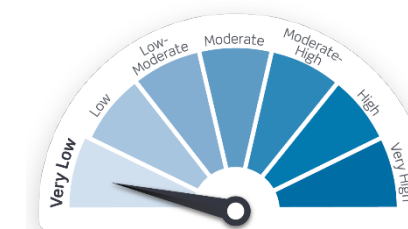


Credit: Visit SC

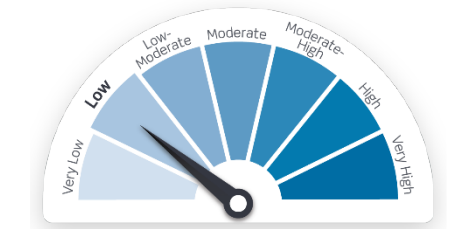


What are the proposed changes?

Level of change proposed



From current Planning Scheme



From existing (on-ground) situation

Changes between the current and the proposed planning scheme for the Mary Valley - Kenilworth LPA include:

Land use

- No zoning changes proposed for most properties.
- Proposed conversion of rural residential zoned land north and south of Alexandra Street, Kenilworth, to Low Density Residential Zone, subject to servicing considerations.
- Land at 47 Elizabeth Street, Kenilworth, proposed to change to Neighbourhood Centre Zone, providing for the existing agricultural supplies store to expand/improve while discouraging

Mary Valley - Kenilworth

- out-of-centre development such as a supermarket or shopping centre.
- Rural zoned land north of Kenilworth State Community College proposed to change to Limited Development Zone due to high flood risk.
- Belli Park Bushland Conservation Reserve changed from Community Facilities Zone to the Environmental Management and Conservation Zone.

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. Conondale). For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits proposed to be maintained (generally 8.5m and 2 storeys).

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

- No changes to minimum lot sizes proposed.

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.
- Protections for local heritage places and character areas to be maintained.
- Provisions to protect scenic amenity reviewed and strengthened through the Scenic Amenity Overlay.
- Provisions to protect valuable agricultural areas maintained and strengthened through a new Agricultural Land Overlay.

- Proposed new provisions to further protect water quality within the Mary River catchment.

Proposed vision

The Mary Valley - Kenilworth Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

The Mary Valley - Kenilworth Local Plan Area remains a productive and scenic rural and natural 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 adjacent to the Mary River, in an attractive rural landscape of rolling green 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, 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 rural residential lots.

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

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

Get to know the detail

The proposed Mary Valley - Kenilworth 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.

