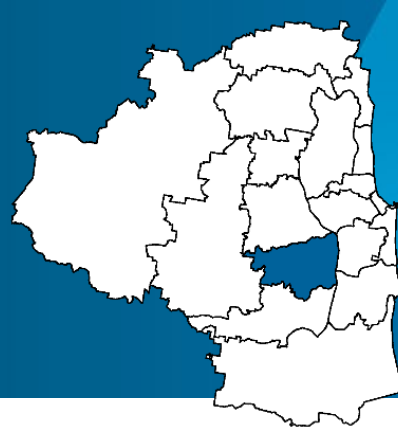


Proposed Sunshine Coast Planning Scheme Mooloolah Valley Local Plan Area

Information Sheet



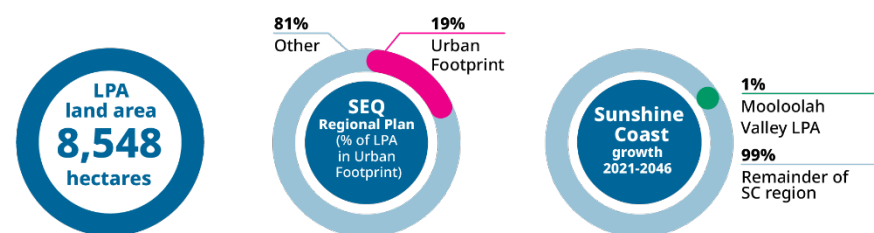
Location and setting

The proposed **Mooloolah Valley Local Plan Area** (LPA) is in the central part of the Sunshine Coast, west of the Bruce Highway. It is centred around the communities of interest of Mooloolah Valley and Glenview. Localities within the local plan area also include Diamond Valley, part of Palmview west of the Bruce Highway, the south - western part of Tanawha, the southern part of Ilkley and the northern part of the Landsborough locality. The North Coast Rail Line runs north -south through the local plan area. The local plan area includes the generally sparsely settled, steep and heavily vegetated upper catchment areas of the Mooloolah River, including Ewen Maddock Dam. The proposed boundary of the Mooloolah Valley LPA can be viewed in [ePlan](#).

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 Mooloolah River catchment and Ewen Maddock Dam water supply catchment area.

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.

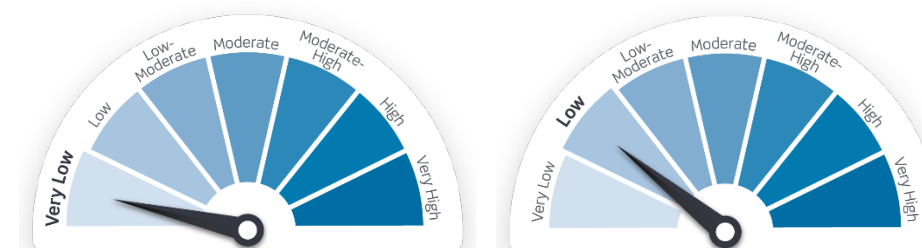


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are 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 the proposed planning scheme for the Mooloolah Valley LPA include:

Land use

- No zoning changes proposed for most properties.
- Some additional areas of Low-Medium Density Residential Zone proposed in Paget Street and Jones Street, Mooloolah, close to business centre and train station.
- Adjustments proposed to zones south-west of Mooloolah township (King Road and south of Viewland Drive) to better reflect more recent subdivision and physical/environmental constraints.
- Mooloolah River National Park (Glenview) and Brannocks Ecological Reserve proposed to be included in 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. For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits proposed to be maintained for most properties (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

- Minimum lot size for the Low Density Residential Zone in Mooloolah township proposed to be reduced from 1,000m² to 700m².
- Rural Residential Zone minimum lot size of 4,000m² is proposed to apply consistently throughout the local plan area (reduced from 6,000m² in some areas e.g. Glenview).

Other matters

- Precinct retained for Aussie World and new precinct proposed for Big Kart Track recognising these sites as significant tourist destinations.
- 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 vision

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

Framed by a vegetated backdrop of the Blackall Range, Mooloolah Range, Dularcha National Park and Tunnel Ridge, the local plan area derives its character from its picturesque rural and natural landscape setting, and strong sense of community.

Nestled at the base of the valley, Mooloolah’s town centre retains its low-key rural village and railway character. The centre remains compact and well connected across the railway line. Residents and visitors continue to experience a distinct sense of arrival to the town

centre, provided by striking views to the Blackall Range, and the railway crossing and station infrastructure.

Urban areas around Mooloolah are characterised by low density, low rise residential development on relatively larger urban lots. Tree-lined streets have settled newer subdivisions into the landscape. Some streets closest to the town centre and railway station have re-developed over time to offer a greater range of housing types including well designed, low-rise townhouses and duplexes that are sympathetic to the traditional built form character of the town.

Rural residential areas at Mooloolah and Glenview have continued to develop within identified zoning allocations. Residents in these areas enjoy a semi-rural lifestyle on large lots in a bushland setting. Outside the township and rural residential areas, rural communities have experienced little change. These areas continue to accommodate rural activities and significant expanses of bushland habitat. The area retains a strong horse-riding community, and riders often travel through the town, adding to the rural character.

Tourism development clusters around existing tourist attractions at Aussie World, Big Kart Track and Glenview, with high quality experiences and facilities which are designed to protect and improve visual amenity and complement Steve Irwin Way as a tourist route.

The important water resource, landscape and ecological values of the Mooloolah River and Ewan Maddock Dam catchment area are protected from the adverse impacts of development.



Role in the Sunshine Coast region

In a region-wide context, the Mooloolah Valley LPA provides:

-  Hinterland living, rural and rural residential living
-  Tourism (Aussie World, Big Kart Track)
-  Regional landscape
-  Major infrastructure (water supply)
-  Major habitat and biodiversity

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

Get to know the detail

The Mooloolah Valley Local Plan includes detailed assessment provisions for development which seek to achieve the intended vision for the local plan area. The full 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.

