

# **JOINT SUBMISSION TO SUNSHINE COAST REGIONAL COUNCIL ON NEW PLANNING SCHEME**

**BY**

**BLACKALL RANGE LAND USE PLANNING ASSOCIATION(BRLUPA)**

**MAPLETON AND DISTRICT COMMUNITY ASSOCIATION(MADCA)**

**MONTVILLE VILLAGE ASSOCIATION(MVA)**

**31 March 2022**

## **Introduction**

The Sunshine Coast Council has started a community consultation about the development of the new planning scheme for the Sunshine Coast region that is expected to be approved by the State Government for implementation in 2024. The Council has published on its website The New Planning Scheme Project which provides information on the proposed new planning scheme and seeks community feedback via several online surveys about proposed regional and local planning directions and hot topic planning issues.

This submission is based on a previous submission provided at a meeting on 4 May 2021 at Montville Village Hall organised by Councillors Winston Johnston and David Law and attended by the Chief Strategic Planner for the Council, and representatives from BRLUPA, MADCA and MVA. A copy of the submission is attached (see item 4, Blackall Range Planning Issues). It also draws on community views expressed at two public meetings held at Mapleton on 23 March 2022 and Montville 28 March 2022 and from strategic planning workshops held by MVA and MADCA in recent years.

## **New Planning Scheme**

The guiding principles for the new planning scheme are as follows:

- Define clear boundaries for urban and residential development
- Promote a compact and efficient urban form that supports walkability, the best use of public transport, community facilities and other infrastructure
- Promote the availability of diverse and sustainable living options that allow affordable lifestyles
- Provide for vibrant, compact centres as a focus for economic and social activity
- Better integrate timely and coordinated infrastructure provision to align with land use
- Encourage economic diversity, growth and leveraging of investments in key infrastructure and region-shaping projects
- Maintain a strong position on building height limits
- Incentivise best practice sustainable development
- Promote good design principles (Sunshine Coast Design)
- Prioritise high quality urban landscaping, deep planting and walkable, shady streets
- Encourage high quality design of multi-unit residential and mixed use development
- Recognise the distinct character and identity of individual communities
- Effectively plan for local areas
- Recognise, protect and promote the identity, values, traditions and aspirations of Traditional Custodians and their cultural heritage
- Recognise historic (post-contact) cultural heritage

- Protect biodiversity, significant natural features, landscape character and scenic amenity
- Protect the ongoing viability of natural economic resources (e.g. agricultural land, & forestry, fisheries and extractive resources)
- Encourage appropriate value adding rural enterprises
- Avoid expanding into highly constrained or high hazard areas and improve resilience to natural hazards in existing developed areas
- Adapt to a changing climate.

This submission supports these guiding principles noting the following references are of particular significance to the Blackall Range communities:

- maintain a strong position on building heights height limits
- recognise the distinct character and identity of individual communities
- effectively plan for local areas
- support for Traditional Custodians and their cultural heritage
- recognise historic cultural heritage
- protect biodiversity, significant natural features, landscape character and scenic amenity
- protect the ongoing viability of natural economic resources
- encourage value adding rural enterprises
- adapt to climate change.

The following themes have been identified for the new planning scheme:

- Shaping sustainable growth
- A smart economy
- A healthy and resilient region
- A creative community of communities
- Connected people and places

### **Blackall Range Local Plan**

The current Blackall Range local plan applies to an area that includes Flaxton, Mapleton, Montville and the surrounding land. Over the past 30 years, the Blackall Range Development Control Plan, the subsequent Queensland Government Iconic Places Act and the Blackall Range Local Plan have provided a degree of protection of environmental and landscape values and rural and village lifestyles.

The purpose and overall planning outcomes of the current Blackall Range local plan are intended “to protect and reinforce the discrete character of the area’s villages and retain the integrity of the rural landscape of the Blackall Range escarpment”. The plan further specifies “that development retains the built form, streetscape, landscape character and natural environment elements that contribute to the character and identity of the Blackall Range— ——. The form and scale of developments is low key with buildings that are low rise and cover a comparatively small area of the site, thereby leaving significant areas for landscaping and private open space.” There is a specific code assessable requirement that any proposed development is limited to a maximum height of two storeys.

Recent strategic planning workshops and community consultations held by MVA and MADCA have demonstrated strong community support for these values and ensuring that the planning scheme and the Blackall Range local plan continues to protect them. Three significant community events have been held over the past two years; the Montville Futures Workshop (March 2019), the Mapleton Retirement Village Survey (July 2020) and the Mapleton Strategic Planning Workshop (March 2021) that explored community views on strategic and planning issues. There was strong endorsement that the character of the built and natural environment of the region should be retained; that the village aspect and rural nature of the region, with low density built form, was essential to protect. There was strong support for protecting and enhancing the biodiversity of the region and its outstanding vistas and scenic amenity.

It is noteworthy that these community aspirations are consonant with a number of the planning scheme principles mentioned above. The themes for the strategic framework of the new planning scheme are also reflected in strong community support for the Blackall Range being a connected and inclusive community that values its outstanding landscapes and associated natural ecosystems, and embraces an economic, environmental and culturally sustainable future.

**Amendments to the Blackall Range Local Plan Proposed in 4 May 2021 Planning Meeting with Council:**

The amendments proposed at the 2021 meeting are a mixture of more general proposals and quite specific ones that respond to community views and are as follows:

**The Blackall Range local plan should have a stronger Context and Setting statement about preserving and enhancing the outstanding rural landscapes and the small village ambience and heritage values of the Blackall Range.**

**The Purpose and Overall Outcomes section of the local plan should include a statement about the outstanding scenic amenity of the area and the maintenance of view lines along the Blackall Range Tourist Drive.**

**There should be an explicit statement about the impact of climate change on the hinterland environment, including altering building codes.**

The recently proposed over 50's lifestyle resort village at Mapleton highlighted significant deficiencies in the current local plan and the overall planning scheme, which it is proposed can be addressed by the following amendments:

**Residential Density**

The proposed development had a residential density of 19 dwellings per hectare with a plan that provided for building sites of 200 – 240sq.m. with houses spaced around 1.0. – 1.5m. apart. The plan was completely inconsistent with the Blackall Range local area code performance outcome PO1, which requires developments to be “consistent with and retains the discrete rural village identity and architectural character of the Blackall Range and, in particular the villages of Montville and Mapleton in terms of scale, siting, form, composition and use of materials”.

However, the overall planning scheme code assessable outcome, PO4, for residential density under the Residential care facility and retirement facility code which the Council applied to the proposal allows up to “30 equivalent dwellings per hectare where in the Low density residential zone” and so the proposed dwelling density was code compliant.

It is proposed that PO1 of the Blackall Range local plan be amended to include the following sentence in Table 7.2.3.4.1 Performance outcomes.

**No development must have a residential density that exceeds 10 equivalent dwellings per hectare of land not including hard surface areas (e.g. roads, paths, parking areas) for sites zoned Community Facilities and annotated as residential facility/retirement facility.**

Another deficiency in the local area plan is any reference to the lack of reticulated water and sewerage services across the region. The main sources of water are rain water collected from roofs, bore water and storage dams and ponds. Sewerage is handled either by pump out or by legacy septic systems or more recently by secondary treatment systems.

**It is proposed that Section 7.2.3.3, Purpose and Overall Outcomes be amended to include a statement referring to the lack of reticulated water and sewerage services and fire fighting infrastructure that needs to be considered in any proposed developments. Reference should also be made that there are water catchments in the local plan area which impose additional planning requirements on proposed developments.**

#### **Impact Assessment**

It is also clear from the three community events mentioned above and other planning issues taken up by the Blackall Range community over the years, such as the Links and Sundale development proposals at Montville, and the retirement village at Mapleton that there are strong community expectations that when major developments are proposed, the community will be consulted.

To address the community desire for more say in proposed developments, it is proposed that the planning scheme be amended so that :

**Any development proposal that seeks a material change of use or change to the zoning of a site is made impact assessable.**

**It is further proposed that the Sunshine Coast Plan Tables of Development Assessment (Table 5.5.16) be amended to include impact assessment if an area is zoned for community facilities and is:**

- (a) annotated as residential care facility/retirement facility in a Community facilities zone,**
- (b) in an urban or non-urban area without access to reticulated sewerage or reticulated water supply or urban firefighting infrastructure,**
- (c) in an urban or non-urban area and adjoining a State-controlled road.**

These amendments would address the sewerage, water supply, firefighting and road access and noise impact issues, and provide for appropriate community consultation.

### **Pre-lodgment Discussions**

It is proposed that applicants for development applications who undertake pre-lodgment discussions with planning staff are advised of the significant infrastructure and catchment issues associated with development within the Blackall Range local plan and the need to fully address the performance outcomes contained within the local area code.

### **Expansion of Blackall Range Local Plan Footprint**

It was proposed that subject to further community consultation, consideration be given to extending the Blackall Range Local Plan footprint to include the Dulong, Kureelpa and Hunchy areas to the east and the Baxter Creek Valley and areas along Obi Obi and Delicia roads to the west. This would allow a consistent planning approach to the hinterland escarpments and plateaus behind Nambour, Woombye and Palmwoods and the western edges of the northern Blackall Range. The high degree of common interests shared across these communities makes a strong case for formal recognition through a shared local plan.

This submission notes that the Council accepted the last proposal to expand the footprint of the Blackall Range local plan footprint, however went further to put Maleny and the Blackall Range together. This raises serious questions as to how the planning outcomes for Maleny and the Blackall Range can be accommodated in one Local Plan without jeopardizing the 'iconic provisions' in the current Blackall Range Local Plan.

### **Proposed Planning Directions for the Blackall Range-Maleny Local Plan Area**

The following planning directions have been proposed for the Blackall Range-Maleny LPA. The response of this submission to each proposed planning direction is shown in italics:

1. No or minimal change in maximum allowable building heights  
*There should be no change to building heights across the new LPA*
2. Retain large urban and rural lot sizes to preserve local character  
*Agree.*
3. Retain the Blackall Range 'iconic provisions' which aim to protect the character and scenic amenity of the Blackall Range  
*Agree.*
4. Investigate extending the Blackall Range 'iconic provisions' to other parts of the escarpment, such as Mountain View Road.  
*'Iconic provisions' should be extended to all of Blackall Range and Maleny plateau*
5. Maintain controls on advertising signage, especially in rural areas and along scenic routes  
*Agree*
6. No or minimal change to growth management boundaries ( i.e. urban and rural residential areas are not further expanded).  
*There should be no changes to current boundaries.*
7. Retain compact town centres and strong provisions to discourage out-of-centre development  
*Agree.*
8. Ensure tourism development is having appropriate regard to the maintenance of local, rural and residential amenity and is appropriately located and serviced.

***All such applications should be impact assessable.***

9. Review provisions relating to the establishment of service stations in town centres (e.g. whether public notification is required for new or expanded service stations, location, criteria, design, and response to emerging technology such as electric vehicles)

***Agree, but all such applications should be impact assessable.***

10. Protect water quality in the Lake Baroon and Mary River catchments.

***Agree, but the same should apply to the Maroochy River and its tributaries which are catchments for the Cooloolabin and Wappa Dams.***

11. Maintain limits on vegetation clearing to preserve habit and landscape value

***Agree, but vegetation clearing needs to be further curtailed and offsets imposed for protection of biodiversity, landscape and climate change carbon sequestration.***

### **Amendments to the Proposed Boundaries of the Local Area Plan**

Following initial consultations amongst local community organisations, the following amendments are proposed:

- Inclusion of all of the Mapleton National Park included in the Mary Valley LPA as far north as the end of Mapleton Forest Rd. Access to the National Park and its trail bike areas and its walks, including the Range Great Walk, is primarily via Mapleton. Mapleton services the needs of the tourist and active recreation users.
- Inclusion of Delicia Rd to its end and all adjoining properties, including Braehead Nature Reserve, and also including all properties adjoining Daymar Rd. Residents on these roads have travel via Mapleton to go anywhere and are regarded as part of Mapleton community.
- Inclusion of the Susses Pocket section of Baxter Creek valley as far as the point that the down section of Obi Obi Rd meets the up section. The Baxter Creek valley is potentially important from a Range biodiversity and catchment management strategic point of view and the residents of the locality are more likely to travel to and relate to Mapleton than they are to Kenilworth.
- Inclusion of land from the western edge of the Urban Footprint at Highworth currently in the Nambour LPA to the eastern edge of the currently proposed Blackall Range LPA at the Kureelipa/Dulong escarpment. This is a visual gateway marking the entrance to the northern Range as the road climbs out of urban Nambour into the rural lower Range escarpments, which can be seen adjoining the road. It will delineate urban Nambour from the scenic rural Range.
- Include a similar delineation of the Nambour LPA Urban Footprint at Perwillowen and Burnside by including some part of the steep lower flanks of the Range landscape as seen from above and below the Range and provide a buffer to the expanding Nambour suburbs.
- Similarly, include a section of the steep lower flanks of the Range below Kureelipa escarpment and as far as Kiamba and above Image Flat.

- Inclusion of an area to the south of the proposed local plan area. The area comprising north and northwest of Ewen Creek South Branch, north from Ewen Creek, and north and northwest of Stanley River to the SCRC boundary with the Moreton Bay Regional Council area, thus placing all of Booroobin and the northern sections of Crohamhurst into the Blackall Range Local Plan Area.

The outcome will be the Blackall Range Local Plan Area consistently encompasses all of the major catchment areas critical to the localities downstream. No other boundary amendments are proposed for the Maleny plateau area, as that is a matter for those communities to consider.

### **Vision Statement**

Concerns have been expressed about the adequacy of the proposed vision statement. This submission proposes the following statement replaces the currently proposed draft vision statement:

*The Blackall Range – Maleny Local Plan Area is a picturesque and diverse rural area comprising the rural township of Maleny, the small rural villages of Mapleton and Montville and a number of smaller rural residential areas, set amongst a mosaic of farming land. The region is characterized by a patchwork of rural and semi-rural landscapes interspersed with pockets of remnant rainforest and vegetation connecting regionally and locally significant environmental reserves. The elevated setting provides a temperate local climate and offers panoramic views to the coast and hinterland.*

*The Local Plan area takes in a number of environmental reserves including Mapleton Falls National Park, Kondalilla National Park, Linda Garrett Environmental Park, Mapleton Forest Reserve, and Lake Baroon Catchment Reserve.*

*The combination of magnificent mountain and rural scenery and the village ambience of its communities makes the area a popular destination for short stay visitors, day trippers, bush walkers and cyclists. As a consequence, the area hosts a range of small scale tourist accommodation and function facilities.*

*The township of Maleny, located on the Maleny Plateau, with its traditional main street and heritage character is the largest town in the Local Plan area. It is a vibrant country town with a diverse and eclectic mix of boutique shops, cafes and galleries as well as agricultural and rural supplies servicing the surrounding rural area. It features the only hospital and aged accommodation facilities on the Range. Some streets close to the town centre have been redeveloped over time to offer a greater range of housing types, including low rise townhouses, duplexes and retirement villages.*

*The village of Mapleton is the main residential area of the northern Blackall Range. It features historic and Australian styled buildings, the historic Mapleton Tavern, which is a major landmark in the village centre, and the heritage listed St. Isidore's Homestead. Mapleton is a service centre for the surrounding region and offers shops, cafes and restaurants. The Mapleton region is a popular destination for tourists who are drawn to the*

area by the outstanding panoramic views, the nearby national parks, and the relaxed rural home stay and short stay accommodation.

The village of Montville is a key tourist node on the Blackall Range. The architecture is a mixture of European style buildings intermingled with historic and traditional Australian styled buildings that extend along a leafy main street that offers many shops, cafes, restaurants and predominantly tourist related accommodation and services. Montville has a number of significant historical buildings and places, including the Montville Village Hall, Saint Mary's Church, and the Montville Village Green, with spectacular views over the coast and hinterland.

The rural residential communities of Flaxton, Kureelpa, Dulong, Hunchy, North and South Maleny and Witta provide for a quiet semi-residential lifestyle on larger blocks and fine examples of early Queensland rural architecture are to be found across the Local Plan area.

The Local Plan area derives much of its character and economic value from its tourism, rural production and agri-business activities. The spectacular scenic views from the Blackall Range and across the rolling hills of the Maleny Plateau draw many visitors and day-trippers. Tourism development has a primary focus on small scale, low key nature and rural based tourism experiences, and sensitively designed, located and operated visitor accommodation and services. A major tourist attraction is the regionally significant National Parks, waterfalls and active recreational opportunities such as the Blackall Range Great Walk

The important water resources, landscape and ecological values of catchment areas, national and environment parks are protected. Neither reticulated water supply nor sewerage is available across the Local Plan area, except in Maleny township. Houses and infrastructure are designed and constructed to ensure the community is resilient to climate change induced risks, such as bushfire, land slip, flooding and cyclonic winds.

### **Initial Public Feedback**

Public Meetings have been held by MADCA at Mapleton (23 March 2022) and Montville (28 March 2022). Participants were asked to complete a paper version of the Sunshine Coast online survey relating to the Local Plan Area planning directions. These have been collated and the results are summarized as follows:

#### **1. Local character**

**No or minimal change in maximum allowable building heights**

**82% Strongly agree, 16% Agree**

**Retain large urban and rural residential lot sizes to preserve local character**

**75% Strongly agree, 22% Agree,**

**Retain the Blackall Range “iconic planning provisions” which aim to protect the character and scenic amenity of the Blackall Range**

**84% Strongly agree, 13% Agree,**

**Investigate extending the Blackall Range “iconic planning provisions” to other parts of the escarpment, such as Mountain View Road.**



**53% Strongly agree, 22% Agree, 20% Neither agree nor disagree,**

**Maintain controls on advertising signage, especially in rural areas and along scenic routes  
71% Strongly agree, 29% Agree**

### **2.Population growth and housing**

**No or minimal change to growth management boundaries (ie urban and rural residential areas are not expanded)**

**68% Strongly agree, 22% Agree,**

### **3.Centres and employment**

**Retain compact town centres and strong provisions to discourage out-of-centre development(eg shops and other commercial uses occurring in residential areas)**

**71% Strongly agree, 18% Agree**

**Ensure tourism development is having appropriate regard to the maintenance of local rural and residential amenity and is appropriately located and serviced**

**76% Strongly agree, 22% Agree**

**Review provisions relating to the establishment of service stations in town centres (eg whether public notification is required for new or expanded service stations, locational criteria, design, and response to emerging technology such as electric vehicles)**

**58% Strongly agree, 33% Agree**

### **4.Local environment**

**Protect water quality in the Lake Baroon and Mary River catchments**

**87% Strongly agree, 11% Agree**

**Maintain limits on vegetation clearing to preserve habitat and landscape values**

**78% Strongly agree, 18% Agree**

The following questions required a written response and approximately two-thirds of the surveys provided written answers to one or more of the questions. Many of the responses addressed issues not raised in the previous survey questions.

### **5.Is there anything in this local area that you particularly value and want protected or enhanced in the planning scheme?**

**Two- thirds of responses wanted more use of impact assessment to include community views on development applications.**

**Typical responses:**

**“Development applications eg service stations, tourism development, material change of use or zone changes should be impact assessable.”**

**“Development applications-material change of use or zoning changes should be impact assessable so community can have a say.”**

**Around half of the responses wanted no change to the height limitations on buildings.**

**Typical responses:**

“Maintain height limitations on buildings on Blackall Range.”

“No change to building heights in the northern range.”

“I do not want any change to our current building heights (8.5m)”

**Over half of the responses wanted the “iconic provisions” of the current Blackall Range local plan retained and/or extended.**

**Typical responses:**

“Iconic planning provisions should be extended to all sections of the Range.”

“Better recognition and protection of “iconic” values of aspects of the local areas and their scenic, heritage, or environmental values.”

“Iconic planning provisions should be maintained for the villages of the Blackall Range. Provisions should be different in that Maleny is a small urban centre and should be dealt with accordingly.”

## **6. What types of development would you like to see encouraged or supported in this local area?**

**Half of the responses wanted some form of retirement village and a quarter also mentioned the need for more affordable housing.**

**Typical responses:**

“More affordable residential housing (single dwelling, low rise multiple unit) also appropriately designed, smaller scale retirement village developments with lower impact on environmental values.”

“There is a pressing need for “retirement living” accommodation on the range. Currently, people who need to downsize must move off the range.”

## **7. Is there anything missing, or do you have any other comments about planning for the future of this local area that you would like to add?**

**Typical Responses:**

“The hinterland cannot support higher density without reticulated water. The terrain of the area and the agricultural uses need to be taken account of in development. The plan needs to be responsive to the changing demographics of the community. Existing agricultural uses need to be protected from new and different development, so new developments do not take over.”

“Limiting and controlling the number of airbnb premises in the area. There is a major shortfall of affordable rental properties in the area and at the same time a lot of properties are vacant for a significant amount of time.”

“The word “minimal” needs to be defined. — What is the definition of “appropriate” with regard to tourism development,— There needs to be public consultation on all developments. — Safe pathways for mobility scooters and pedestrians between Montville and Mapleton.”

“Must be buffer zones between agricultural/rural areas and any type of development, including cabins and airbnb.”

“No further development in hazardous areas, such as near the Dulong Quarry.”

**Please select your age**

|       |     |
|-------|-----|
| 35-44 | 2%  |
| 45-54 | 12% |
| 55-64 | 16% |
| 65-74 | 42% |
| 75+   | 28% |

**Please select your gender**

|        |     |
|--------|-----|
| Female | 50% |
| Male.  | 50% |

**What is your post code**

|      |      |
|------|------|
| 4560 | 100% |
|------|------|

**How long have you lived in the Sunshine Coast region for?**

|          |     |
|----------|-----|
| <12mth   | 5%  |
| 1-5yrs   | 7%  |
| 5-10yrs  | 22% |
| 10-20yrs | 25% |
| >20yrs   | 41% |

The survey results from the public meetings indicated very strong support for no change to the “iconic” provisions in the new local plan. There is significant concern with the inclusion of Maleny because of the possible weakening of the “iconic” provisions. This concern is heightened with the use of word “minimal” in some of the proposed planning directions, and is seen by many as weakening the strength of the present “iconic” provisions. The Council would receive greater support for the proposed inclusion of Maleny if it was clear that the current “iconic” planning provisions would apply to all of the proposed plan area except for the Maleny township where other appropriate provisions would apply.

Very strong support was also expressed for more community consultation on development proposals through more use of impact assessment. As previously stated in this submission, any proposal that requires a material change of use, or change to the zoning, should be impact assessable.

There is strong support for a greater variety of accommodation options to be available provided they are low key, low density and consistent with the village and rural character of the region. To be “able to age in place” is a view that has often been expressed by older residents looking to move from larger rural and rural residential blocks to smaller scale housing. There is significant support for low density, low impact retirement accommodation/villages that integrate with the surrounding neighborhood and reflect the rural, village character of the Range, and are appropriately designed for no reticulated water and sewerage services.

There is very strong support for protecting and enhancing the biodiversity and associated ecosystems of the region. The Range provides the Sunshine Coast with a magnificent natural asset that needs to be retained for future generations to enjoy. It also provides for a range of low key nature and rural based tourism activities that complement the coastal tourist offerings. The Range is the major water catchment area for the region and an agricultural resource that supports a diverse range of small scale farming and agribusiness activities.

There is also considerable community support for more strongly acknowledging the indigenous peoples of the region, their culture and the history of the area.

**Conclusion:**

The Council is to be commended for undertaking this voluntary consultation with the community at an early stage of the development of the new planning scheme. The organisations providing this submission are pleased to have had the opportunity to provide this response, which is based on significant community feedback and look forward to working closely with the Council in the development of the planning scheme and in particular, a local planning scheme that truly meets the aspirations of the area and reflects the strong community desire for a connected, inclusive community that values its outstanding natural setting and embraces an economic, environmental and culturally sustainable future.

## PROPOSED AGENDA-NEW PLANNING SCHEME

Tuesday 4 May, 4:30pm Montville Hall

1-139 Memorial Close, Montville

1. **Welcome.** MVA President

2. **Response.** Councillors/Planners

3. **New Planning Scheme.** Strategic Planners briefly outline formal consultation process, work being undertaken most relevant to the Range, and the most relevant strategic issues that they consider affect the Range.

4. **Blackall Range Planning Issues :** Lindsay Holt outlines how these matters arise from MADCA and MVA local public consultation /strategic planning processes over last two years, and experience with development proposals. These matters will be elaborated in a series of papers for Council consideration.

4.1 The Blackall Range Local Area Plan should have stronger Context and Setting and Purpose and Overall Outcomes statements about preserving and enhancing the outstanding natural and rural landscapes, scenic routes and view lines, biodiversity values, heritage values, natural resources, tourism and active recreational opportunities, and the small village ambience of the Blackall Range. These values should be explicitly acknowledged as being of SC regional and in some cases of SEQ regional significance.

Preserving and enhancing these values should be the benchmarks for planning and development of the Range in all structural elements of the new scheme.

The entire Blackall Range should be included in Council's Strategic Greenspace and scenic amenity studies.

4.2 The aged accommodation availability situation must be reviewed and facilitated, including finding a resolution to the stymied Retirement Facility zoned sites at Montville and Mapleton; amendment of current Retirement Facility code requirements for density and design to better match Range situation; scope for small scale "ageing in place" developments such as cluster housing and granny flats/ secondary dwellings; and mandatory Universal Design Principles for all new and renovated dwellings.

4.3 Other issues about the diversity, design and affordability of housing on the Range need to be addressed in Council's Housing Needs Assessment study.

4.4 The Purpose and Overall Outcomes of the Plan should state that the lack of reticulated water, sewerage and urban firefighting infrastructure, and current low frequency public transport services need to be considered in any proposed developments.

Reference should also be made that there are creek, river and dam catchments in the local plan area which impose additional planning requirements on proposed developments.

We suggest applicants should always be directed to consider these constraints in all pre-lodgment meetings with Council staff to avoid inappropriate and ill-advised applications.

4.5 To maintain current rural and village ambience, code Performance Outcomes must state that no proposed dwelling development should have a residential density that exceeds 10 equivalent dwellings per hectare of land, not including hard surface areas (roads, paths, parking areas), and maximum building heights should be 8m or less.

As onsite effluent disposal is a significant constraint on the Range, a site-specific effluent disposal investigation should be the principal determinant of residential density and development approvals. In practice this will often mean dwelling densities will need to be well below 10 equivalent persons/ha.

No approval should be given to any form of residential development application that proposes effluent pumpout and tankering of waste to the sewerage treatment plant in Nambour.

We accept that some commercial development proposals in Montville and Mapleton may struggle to effectively dispose of all effluent onsite with current technology, and accept that tankering of waste to Nambour will sometimes need to be approved , but this should only occur after all other options have been explored and found unsatisfactory.

These matters should be addressed in several parts of the scheme, including any updating of the Works, Services and Infrastructure Code (e.g. PO8 and AO8.1 of the current Code does not even recognise that there are urban zones that do not have sewerage and town water infrastructure i.e. the central Blackall Range situation).

We also want to explore with Council appropriate requirements for building design, materials, colours and mass; site cover; and streetscaping to ensure these are commensurate with the size and location of the site concerned and compatible with the character of existing development. This will be a particularly important consideration in the commercial and heritage precincts at Montville, Mapleton and Kureelipa and along the scenic routes and landscape vista viewpoints.

All these matters are especially important for any large development sites such as those zoned Community Facilities and annotated as Residential Care Facility /Retirement facility.

We emphasise that in many situations the new Local Plan, Code and Policy and several other codes will need to have appropriate, Range-specific provisions.

4.6 We propose that the longstanding issues associated with pumpouts of effluent from hundreds of properties on the Range be resolved as soon and as equitably as possible. A local working group has been formed to develop proposals for Council and Unity Water to consider. There might be some implications for the new scheme and some requirements for Council and Unity Water to cooperate in providing information and analysis of options as part of this project.

4.7 As many development proposals as possible should be made Impact Assessable rather than Code Assessable to ensure formal public notification, submission rights and appeal rights occur where legitimate grounds for public consultation exist. There have been numerous instances on the Range and across the SC region where the public has been outraged that developments with significant implications for landholders, the general community and the environment have been processed as Code Assessable under the current scheme.

Several possible options we want to explore with Council to achieve legitimate community consultation expectations are an amendment of Section 62 of the Planning Act; Impact Assessment as the normal requirement in the Tables of Development Assessment for MCU and Reconfiguration applications and proposed amendment of development conditions on MCU and Reconfiguration approvals; applications where one or more State advice or concurrence referral agencies are involved; and a "community interest threshold" assessment approach in which development assessment staff apply a number of criteria to decide at the application lodgment stage that Impact Assessment is required e.g. a specific code or parts of a code are triggered; a number of specific codes are triggered; a number of nearby landholders will be impacted; or an applicant is proposing a development use, scale, intensity or a solution that is inconsistent with a code performance outcome or acceptable outcome and where it is not possible to apply a standard development condition or an adequate one-off development approval condition that is likely to meet community expectations.

4.8 For the central Blackall Range we propose creation of a more logical planning and sustainability management unit by extending the footprint of the current Blackall Range Local Plan to include (a) Kureelipa, Dulong, Hunchy and possibly Landershute and West Woombye to the east of the Range, (b) the Baxter Creek Valley and along Obi Obi and Delicia Roads to the west of the Range, and (c) appropriate sections of the adjoining National Parks – an indicative map will be provided, as well as the rationale for extending the footprint of the local plan.

4.9 We also propose that to have a consistent approach to planning for the entire Blackall Range that Council consider establishing more logical planning units for the northern and southern Range by incorporating appropriate nearby rural areas into the existing Local Plan boundaries for Eumundi and Yandina in the north, and Maleny district in the south.

4.10 The State is requiring Council to update mapping and codes relating to natural hazards (including flooding, landslip/landslide, bushfires). These hazards are especially relevant to the Range given its geographic features and lack of urban infrastructure. These hazards, along with other hazards particularly relevant to the Range such as drought/water supplies and damaging wind

speeds associated with cyclones and extreme weather events, will all be significantly affected by climate change.

We request Council to specifically address climate change impacts and associated implications for natural hazard risks to life and property on the Range. For example, the siting and design of development on hazard risk properties; requirements for domestic dwelling and emergency water supplies; and whether the present Non-cyclonic Region B wind building design standard should be upgraded to Cyclonic Region C wind standard in view of predicted greater frequency and intensity of cyclones and other extreme weather events. ( Through the CHAS Council has investigated hazards for the coastal lowlands, including climate change implications, and we suggest a similar process is required for the hinterland, especially areas such as the Range that have a variety of high natural hazards.)

4.11 The development of a walking and cycling path from Montville to Mapleton, extensions to the Blackall Range Great Walk, and a walking and cycling path on undeveloped sections of gazetted roads between Falls Road and Delicia Road at Mapleton (mainly Johnson Rd) have been proposed. We request that these proposed infrastructure projects with economic, social and environmental benefits be addressed in the new scheme.

4.12 The community remains concerned about the poor quality public transport services on the Range and the rail and bus services focussed on Nambour and Landsborough. We request these matters to be addressed in the public consultation on the Mass Transit system for the Coast. We are concerned that the need for improved public transport services in the hinterland and integration with the regional mass transit system will be given little or no attention.

## **5. General Discussion and Conclusion.**