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To: Mr Paul Gilmour Walsh via email: gilmourwalsh@gmail.com

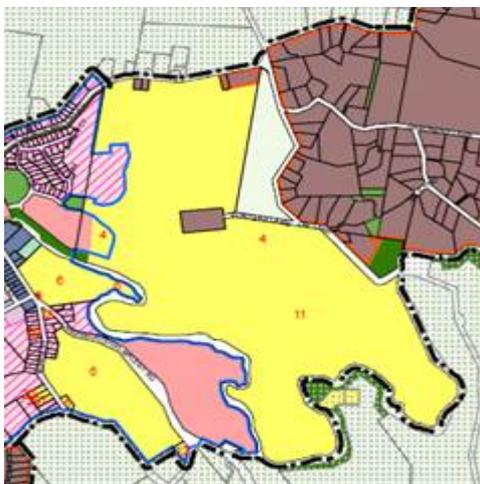
Dear Paul

Following on from our recent meeting, below is an overview of the Planning Scheme provisions relating to the Maleny precinct.

The Maleny precinct land parcels were originally included in a mixture of zones under the former planning scheme (Caloundra City Plan 2004), namely Rural, Open space - Sport and recreation and Open space - Conservation and waterways along Obi Obi Creek.

The draft Sunshine Coast Planning Scheme sought to reflect the master plan within the Maleny precinct by including it in a mixture of zones, mainly the Open space zone, Sport and recreation zone, Environmental management and conservation zone and Community facilities zone.

Following submissions to the draft planning scheme and to ensure some degree of flexibility for a wide range of open space, sports and recreation, environmental and community uses to occur on the site generally in accordance with the adopted master plan, it was determined that the majority of the Maleny precinct should be included in the Community facilities zone.



Under the Sunshine Coast Planning Scheme 2014, the area is identified as the Maleny Community Precinct in the Maleny Local Plan Code. As per the above zoning map extract, the Precinct is largely included in the Community facilities zone (annotated 4. Community Use and 11. Outdoor Sport and Recreation), but also includes some small parcels included in the Medium Density Residential Zone, Low Density Residential (Protected Housing Area) Zone, Rural Residential Zone and Environmental Management and Conservation Zone.

Amongst other things, the following provisions in the Maleny Local Plan Code would apply to development in the precinct:

- (j) The Maleny Community Precinct (Precinct MAL LPP-1) is progressively developed in accordance with the adopted Maleny Community Precinct Master Plan and allocated land use zones, as an integrated area of open space comprising parkland, sport and recreation facilities, community facilities and land for environmental protection and rehabilitation purposes. Limited and sensitively designed residential development occurs in the Maleny Community Precinct to support and complement the provision of community facilities and open space assets on the site.

<i>Development in Precinct MAL LPP-1 (Maleny Community Precinct)</i>			
PO18	Development in Precinct MAL LPP-1, (Maleny Community Precinct) identified on Maleny Local Plan Precinct Map LPM39 provides for the following:- (a) extensive areas of passive open space in the form of parks and gardens; (b) land for environmental open	AO18	No acceptable outcome provided.
	space for ecological protection and rehabilitation purposes, primarily focused along Obi Obi Creek and associated watercourses and wetland areas; (c) areas for active sport and recreation facilities, including a community golf course and sporting fields; (d) a range of community facilities, including an aquatic centre, environmental education centre, land care nursery and community hall; (e) a small cultural and heritage precinct centred around the heritage-listed Pattermore House; (f) limited residential development which is sensitively sited and designed to be compatible with its location and setting within the Maleny Community Precinct; and (g) enhanced public access to the site via an extensive multi-use trail network and provision of appropriate vehicle connections.		

With the exception of the small parcels included in either the Low density residential zone, Medium density residential zone or Rural residential zone, land use and development in the Maleny precinct is primarily governed by the Community facilities zoning (and annotations for outdoor sport and recreation and community use) and associated provisions in the Maleny Local Plan Code. These provisions are intended to ensure that the outcomes of the prior master planning process are appropriately reflected in the planning scheme.

In addition to the planning process, the site is owned by council and land uses are controlled via leases. These checks and balances will ensure that council use of the site for community uses will continue and allow for flexibility of community uses over time. I trust this assists.

Yours sincerely



Warren Bunker, Director Planning and Environment