

Proposed Sunshine Coast Planning Scheme

Yandina - Maroochy River Valley Local Plan Area

Information Sheet



Location and setting

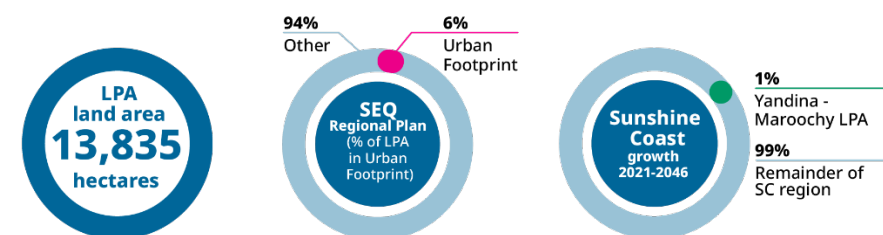
The proposed **Yandina - Maroochy River Valley Local Plan Area** (LPA) is in the northern -central part of the Sunshine Coast. It is centred around the community of interest of Yandina. This area includes the sparsely settled, steep and heavily vegetated upper catchment areas of the north and south Maroochy River, including Cooloolabin and Wappa Dams, as well as more closely settled lowlands, rural and rural residential areas surrounding Yandina. Other localities, or parts of localities, within this area include North Arm, Cooloolabin, Bridges, Kiamba, Ninderry, Maroochy River, Valdora, Yandina Creek, Kulangoor and Verrierdale. The proposed boundary of the Yandina - Maroochy River 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 Maroochy River and Cooloolabin and Wappa Dam water supply catchment areas.

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.

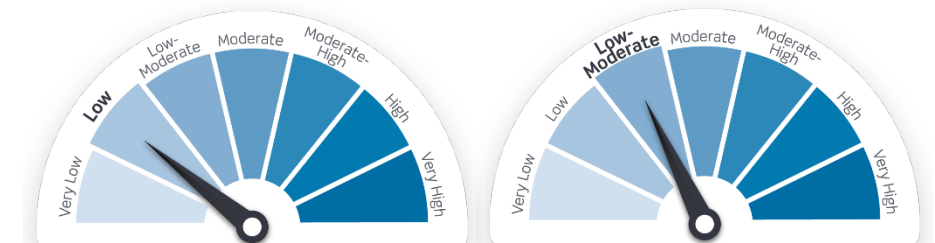


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are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

Land use

- No zoning changes proposed for most properties.
- North of Steggalls Road/south of Brandons Road - proposed change from Rural Zone to Low Density Residential Zone, Community Facilities Zone (Residential Care Facility/Retirement Facility) and Limited Development Zone. This land was previously subject to a proposed amendment process under the current planning scheme that was not progressed.
- Some additional Low-Medium Density Residential Zone proposed close to Yandina business centre and train station.
- Old Gympie Road and Fleming Street, Yandina - proposed change from Low Density Residential Zone to Limited Development Zone due to high flood risk and vegetation values.
- Additional Industry Zone and associated Local Plan Precinct proposed east of Yandina township, consistent with the SEQ Regional Plan (Yandina East Major Enterprise and Industrial Area).
- Proposed zone changes to reflect Queensland Reconstruction Authority buy-back properties (due to flood risk).

Yandina - Maroochy River Valley

- Proposed Environmental Management and Conservation Zone at Gull'bu rah Environment Reserve, Yandina Creek.

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 and Medium and High Impact Industry Zoned land has been combined into a new general Industry Zone. For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits generally proposed to be maintained.

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 sizes generally proposed to be retained.

Other matters

- Proposed Low Density Residential Zone and Community Facilities Zone North of Steggalls Road – assessment benchmarks relating to preferred built form and character proposed to be included to guide the scale and intensity of future development in this area.
- Provisions proposed to be included to address amenity impacts of service stations generally across the Sunshine Coast, including discouraging on sites with an active street frontage.
- General review and consolidation of local plan code provisions relating to the different industry areas in Yandina to simplify the provisions
- Protections for local heritage places and character areas retained.
- 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

Yandina South East Queensland (SEQ) Development Area

- The latest SEQ Regional Plan (2023) identifies a new SEQ Development Area north of Yandina, and includes this land in the Urban Footprint.
- The SEQ Regional Plan intends that this area will support a mix of land uses. The configuration and composition of these uses are to be determined.
- The Yandina SEQ Development Area has been retained in the Rural Zone in the proposed planning scheme, until more detailed structure planning and infrastructure investigations are undertaken.

Proposed vision

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

The Yandina - Maroochy River Valley Local Plan Area continues to accommodate a mosaic of rural activities, significant environmental reserves and tracts of remnant vegetation, as well as the township of Yandina and nearby rural residential communities of Ninderry and Valdora.

The township of Yandina remains a small, laid back, country town set in a picturesque rural landscape of small farms and vegetated hills. The town retains its rich heritage, traditional main street-based form and rural village character.

Urban areas are characterised by traditional low density, low rise development on relatively larger urban lots. Some streets closest to the town centre and railway station have redeveloped over time to offer a greater range of housing types including well designed low-rise townhouses and duplexes that complement the traditional urban character.

Yandina serves a diversified tourism market based on rural and food processing industries and boutique tourist ventures. Well-planned industrial development continues to underpin and complement Yandina's economic base.

Ninderry and Valdora remain attractive rural residential areas, where residents enjoy a semi-rural lifestyle on large lots in a bushland setting.

The significant scenic, ecological and cultural values of Mount Ninderry are protected, and it remains clearly dominant and undiminished in the landscape.

The catchment areas for Cooloolabin and Wappa Dams are managed to protect their important water resource, landscape and ecological values.



Credit: Visit SC

Role in the Sunshine Coast region

In a region-wide context, the Yandina - Maroochy River Valley LPA provides:

-  Hinterland living and rural residential living
-  Major industry (Yandina)
-  Major infrastructure (water supply)
-  Major habitat and biodiversity
-  Regional landscape

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

Get to know the detail

The proposed Yandina - Maroochy River Valley 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.

