

**Draft Sunshine Coast Planning Scheme**  
Review of Submissions  
**Local Area Key Issues Paper No. 14:**  
**Opportunities for a Retirement/Aged Care Facility on the Blackall Range**

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| <b>Key Issue:</b>    | <b>Opportunities for a Retirement/Aged Care Facility on the Blackall Range</b>   |
| No. of submissions:  | 68 (including 40 form letters)   |
| Major issues raised: | All submissions supported a retirement facility on the Blackall Range with the majority supporting a facility in or near Mapleton. |

## 1.0 INTRODUCTION

By far the majority of submissions from the Blackall Range community related to the need for some form of retirement/aged care facility for the Range, in particular at or near Mapleton. Submitters cited a range of grounds for supporting the establishment of such a facility including:

- there is an aging population on the Range;
- residents are having to relocate to coastal areas or larger centres away from their community and friends;
- many are unwilling to leave the area but are unable to continue to maintain their acreage blocks; and
- valuable skills are being lost to the community when residents move away.

A small number of submissions supported the establishment of a retirement facility on the Blackall Range generally, however the vast majority related to Mapleton specifically. The submissions can be broken down as follows:

- 67 submissions related to land at Mapleton (including 65 related to the Mapleton area generally and 2 specifically related to 31 Sommer Road Mapleton);
- 1 submission for land at Flaxton (though no specific site identified); and
- 1 submission for land at Mapleton, Montville or Flaxton (no specific site identified).

Of the 67 submissions relating to Mapleton, no submissions were received specifically in support of the site identified in the draft Blackall Range local plan code. One submission specifically stated that this site was unsuitable due to site constraints.

## 2.0 EXISTING PLANNING SCHEME PROVISIONS

Under the Maroochy Plan 2000, a retirement village may be considered consistent with the intent and desired character of a Neighbourhood Residential precinct where the uses is appropriately sited and designed.

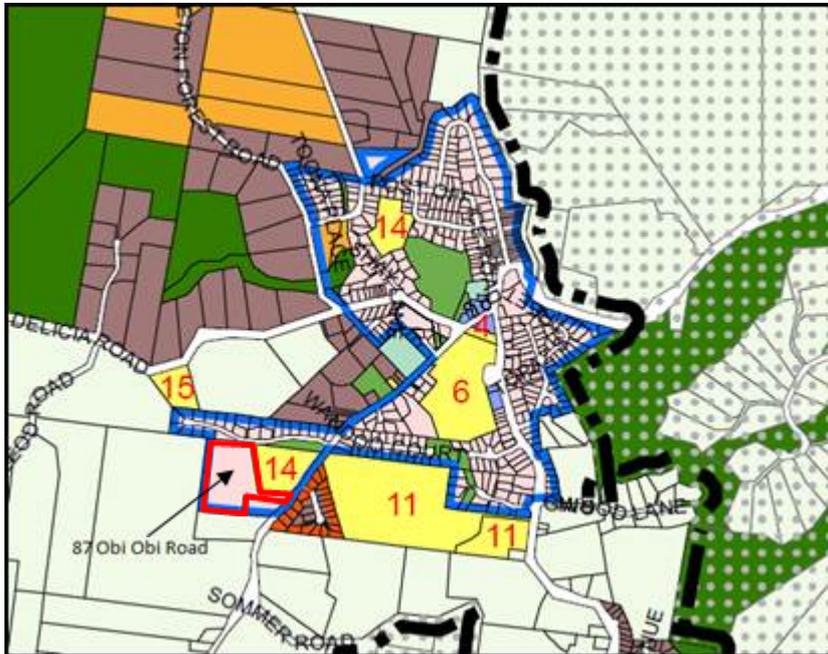
## 3.0 DRAFT SUNSHINE COAST PLANNING SCHEME

The Blackall Range local plan code has identified 87 Obi Obi Road Mapleton for the purpose of providing a retirement facility or residential care facility. The code states:

*Development in the Low density residential and Rural residential zones provides for low density living on relatively large urban and rural residential lots, other than Lot 3 RP835320 at 87 Obi Obi Road Mapleton which is identified for the purpose of providing a retirement facility or residential care facility.*

Whilst the majority of submissions from the Blackall Range related to the need for some form of retirement/aged care facility at Mapleton, no submissions nominated this site in particular. One submission specifically stated that this site was unsuitable due to site constraints. The zones in the draft planning scheme for Mapleton are depicted in **Figure 1**. The site at 87 Obi Obi Road is outlined in red.

**Figure 1: Zone Map (ZM44) Mapleton**



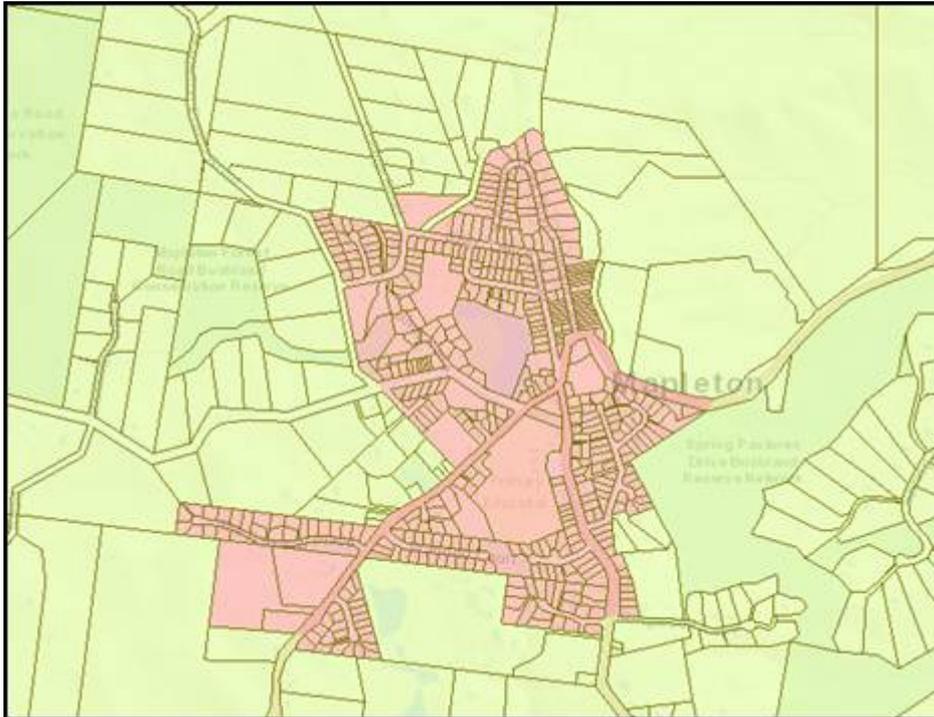
The proposed site for a retirement/aged care facility at 87 Obi Obi Road is included in the Low density residential zone. A retirement/aged care facility in the Low density residential zone is code assessable development.

#### 4.0 CONSIDERATION OF ISSUES

Land for a retirement facility would need to be within the Urban Footprint designation of the SEQ Regional Plan. The SEQ Regional Plan is a statutory document, with urban development not permitted to occur outside the Urban Footprint boundary except under exceptional circumstances. Therefore, initial investigation for an appropriate site in the draft planning scheme was limited only to those sites that were within the Urban Footprint and in particular at Mapleton.

**Figure 2** indicates the current SEQ Regional Plan Urban Footprint for Mapleton. It is noted that there are very few suitable sites located within the current Urban Footprint for a retirement/aged care facility.

**Figure 2: Mapleton Urban Footprint**



However, it is also noted that the SEQ Regional Plan will be subject to a comprehensive review in 2014.

A number of potential sites outside the Urban Footprint were raised by submitters, particularly around Mapleton. Initial investigations of these and other sites suggests that there may be some opportunities for retirement/aged care facilities in the vicinity of Mapleton. It is intended to undertake further investigations of these sites to determine their suitability for discussion with the State government as part of the SEQ Regional Plan review process.

**5.0 DIRECTION:**

- (a) Council supports the establishment of a retirement/aged care facility on the Blackall Range;**
- (b) the draft Blackall Range Local plan code is amended to support the establishment of a retirement/aged care facility generally on the Blackall Range;**
- (c) the suitability of sites in the Blackall Range area for a retirement/aged care facility is further investigated with a view to informing a submission to the SEQ Regional Plan review for inclusion of suitable sites in the SEQ Regional Plan Urban Footprint; and**
- (d) a future amendment is undertaken to the planning scheme to reflect changes to the Urban Footprint as appropriate to facilitate the provision of a retirement/aged care facility at Mapleton, including specific provisions as necessary to ensure sites included in the urban area specifically for a retirement/aged care facility are preserved for this purpose.**