

3.13 Planning Area No.13 - Bli Bli

3.13.1 Location and Role

This Planning Area includes the lands at Bli Bli which are allocated "Urban" by the Strategic Plan. It is located immediately west of the Maroochy River and north of Petrie Creek. The Maroochy Wetland Sanctuary adjoins the area to the north-east.

The township is centrally situated between the coastal and hinterland parts of the Shire, between Nambour and Maroochydoore. It offers the living environment of an urban residential neighbourhood in a largely rural setting.

3.13.2 Vision Statement

(1) It is intended that:

the amenity of the existing residential areas of Bli Bli be maintained and enhanced, and that expansion of the township occurs in ways that respect the natural environmental values of the locality, offer a greater choice of housing, and provide further community and commercial facilities which meet local needs in the northern part of the township, and consolidate the existing Village centre.

(2) Accordingly, Bli Bli will be a place where:

- (a) streets, parks and other public places are further developed to be attractive, comfortable and accessible;
- (b) new neighbourhood areas and buildings are designed to be environmentally sensitive to the micro-climate, topography and existing vegetation;
- (c) valued visual elements such as forested ridges and gullies will be protected along with their ecological values as a strategic remnant vegetation linkage;
- (d) the appearance of major gateways into, and major routes through, the township are made attractive and memorable by appropriate streetscape and landscape works;
- (e) the existing Village Centre is further developed as the township's commercial and community focus;
- (f) the design of new neighbourhood areas incorporates a mix of housing forms, a legible and permeable road network, attractive and accessible open space, and appropriate convenience commercial and community facilities; and
- (g) urban expansion occurs in accordance with an efficient equitable and cost-effective extension of utility and social infrastructure.

3.13.3 Key Character Elements

(1) Location of Uses and Activities

- (a) Bli Bli is intended to retain and strengthen its own identity as an urban township in a rural setting. Further development for residential purposes should be sequenced to extend mainly north-west in a rational and orderly way.
- (b) The Village Centre should be consolidated as the township's main focus for community activity and interaction through development of further local level commercial and community facilities. The role of the existing centre should be protected by allowing for a local centre for the northern part of the township but only at a convenience centre scale.
- (c) The township includes a number of small scale tourist attractions and facilities. The further development of a modest tourism focus for Bli Bli is to be encouraged.
- (d) A number of community facilities are located at or close to the intersection of Willis and School Roads. This locality could be further developed as a focus of community use towards the northern part of the township.

(2) Design Intent

- (a) New development should reinforce the Town's edges and highlight its gateways through suitable entry treatments.
- (b) New development on steeper lands should be sensitive to the natural landform and maintain natural drainage patterns as much as possible. Development applications for sites having some cleared lower sloping land and some areas of steep forested land will be favourably considered under the bonus provisions (Code for Reconfiguring a Lot) where significant remnant vegetation linkages are able to be retained and development directed to cleared and/or degraded areas.
- (c) New buildings on elevated lands should be designed to avoid high undercroft areas which overlook and reduce the amenity of downslope sites, and to avoid or minimise intrusion into far and middle distance views from surrounding areas.
- (d) New "greenfield" development should be subject to a Local Area Master Plan or similar master planning process which provides for coherent and integrated street, open space and drainage systems.
- (e) Streets, parks and other public spaces are to be developed to be attractive, comfortable and accessible, and to include vegetation treatments that can contribute to a desired environmental corridor extending between the mountains and the coast across the centre of the Shire.

(3) Environmental Values

- (a) The significant environmental values of the extensive wetland areas and waterways to the east and south should be recognised and protected from any adverse impact from adjoining urban development and use.
- (b) Significant remnant vegetation, particularly along forested ridgelines and gullies, are part of a strategic linkage and should be carefully integrated into any new development through conserving viable areas of bushland and reducing fragmentation through rehabilitation where feasible.
- (c) Council intends that the quality of water leaving development sites is of an acceptable standard by requiring suitable measures to control erosion and sedimentation and prevent off-site discharges of polluted waters.
- (d) The urban area is situated within a desired broad environmental corridor extending between the Mapleton State Forest in the west to the Maroochy River to the east. Landscaping in parks and other lands and streetscape plantings should use predominantly locally native species and be of a sufficient extent and density as to contribute positively to the desired corridor.
- (e) Some parts of the Planning Area are either in or adjacent to a declared Fish Habitat Area. These Fish Habitat Areas are located along major waterways in the Shire and are declared by the State government as being critical breeding and feeding areas for fish. The values of Fish Habitat Areas are to be protected, and any development that could affect any such area is to meet State government requirements.

(4) Access and Movement

- (a) The accessibility afforded by the major roads into and through the town should be protected, with the road corridors suitably treated to be more visually attractive and to ensure a speed environment appropriate to their land use content.
- (b) The Nambour-Bli Bli Road, the David Low Way and Willis Road are the township's major road links. New development is to recognise and protect the function, capacity and efficiency of these roads.

3.13.4 Statements of Desired Precinct Character

**(1) Bli Bli South
(Precinct Class = Neighbourhood Residential)**

Intent

This precinct comprises the majority of the existing township. It contains a mix of established low density housing and several large land parcels in rural use which are also intended for residential use. The landform in the precinct slopes gently towards the Maroochy River and Petrie Creek and effects a transition into the original floodplains. Substantial filling of low lying land has occurred to enable residential development in some parts of the precinct.

Some parts of the precinct are more elevated and enjoy very appealing views over the river valleys to the surrounding countryside and especially to the north Buderim and Kunda Park escarpments. The precinct contains some remnant native vegetation but most of the landscape consists of gardens associated with traditional suburban style housing.

The majority of established residential development is relatively recent and several opportunities exist for both small and larger scale infill development. Therefore any development on remaining allotments in the established areas should be compatible with the scale and siting of existing housing. Such development, and development proposed in future residential areas, shall also be designed to be more sensitive to the precinct's terrain, conservation of mature vegetation and climate.

The new residential areas should be integrated with established development. Their pattern of streets, lots, open space and built form should complement the character of existing residential areas and also conserve existing vegetation, wetland habitats and buffer areas.

Within this precinct, the consolidation of the node of community uses around the intersection of Willis and School Roads may be favourably considered. This would involve maintaining the existing uses, allowing for additional complementary community uses to establish, and create a more pedestrian-friendly environment through suitable streetscape works.

Some small-lot and medium density housing may be suitably located on gentle slopes close to (ie within 200 to 400m of) the Village Centre precinct, any public transport facilities, and larger useable parks.

The precinct includes land which is part of or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, predominantly Traditional houses on minimum 600 square metre lots and Hillslope housing.

Other forms of residential accommodation such as small lot houses - may be appropriate on flatter sites close to parks and shopping facilities. In addition, the following uses may also be considered consistent with the intent and

desired character of this Precinct where appropriately sited and designed:

- Art and craft centre
- Bed and breakfast
- Caravan park / relocatable home park
- Child care centre
- Outdoor recreation
- Motel
- Retirement village
- Special use (not having the character of an office use).

Landscape and Built Form

New development should be low scale and contribute to a high standard of residential amenity. New development shall be sited and designed to avoid destruction of mature vegetation, and extensive earthworks. Development on sloping land should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. Such development should also be designed to facilitate pedestrian and cyclist movement where reasonably possible (given prevailing topography) and particularly, access to public transport, community facilities and public parks. New planting should complement the landscape character of existing development.

Development is to have regard to the declared Fish Habitat Area within, or close to, the Precinct. Development over or near the declared area is to protect the area's ecological integrity and comply with the relevant requirements of the State government.

(2) Bli Bli Ridges (*Precinct Class = Hillslope Residential*)

Intent

This Precinct comprises established low density hillside residential development and large land parcels in rural use which are also intended for residential use. The higher land along the ridges includes areas which are quite steep and several tree-lined creeks and stands of vegetation exist. The mature trees are of considerable amenity value. The Precinct enjoys splendid views over the river valleys to the estuary, surrounding countryside and the north Buderim and Kunda Park escarpments.

Most of the residential development is relatively recent and comprises conventional dwellings on large landscaped lots. Lot sizes increase on the higher and steeper ground. Few opportunities exist for infill development in the established residential areas. New housing areas will extend to the north west over the land now in rural use. This future development should be undertaken with careful attention to conserve

mature vegetation of high amenity value and avoid buildings and streets on steeper slopes. The pattern of streets, lots, open space and built form in the new residential areas should be integrated with established residential development.

New development shall be designed to minimise concentration of stormwater and downstream impacts on the rural drainage system.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class.

Landscape and Built Form

New development should be low scale and contribute to a high standard of residential amenity. New development should be sited and designed to avoid destruction of vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. Development in future residential areas should provide for a pattern of streets, lots, open space and built form that conserves existing creeks and vegetation and habitats of conservation value. It should provide attractive tree-lined streets as well as useable public parks. These should comprise both informal linear parks along creeks as well as informal parks strategically located within the new housing areas.

New planting should complement the remnant vegetation to contribute to some re-forestation of the hillside and ameliorate the visual impact of urban uses, particularly when viewed from the surrounding countryside.

New development should also be designed to facilitate pedestrian and cyclist movement where reasonably possible (given prevailing topography) and particularly access to public transport, community facilities and public parks.

(3) Bli Bli North (*Precinct Class = Hillslope Residential*)

Intent

This Precinct comprises undulating and hilly rural land. It is to remain in rural use until such time as it may be required to accommodate longer term future demand for housing or other appropriate urban uses. The potential of the Precinct for urban development is constrained by its topography and areas of mature vegetation and creeks of high habitat and landscape amenity value.

Land in the Precinct is not intended to be developed for urban purposes until there is a demonstrable need for

additional urban lands and adequate infrastructure can be made available. Mature vegetation, creeks and wetlands and habitats should be protected from activities causing environmental harm.

New development shall be designed to minimise concentration of stormwater and downstream impacts on the rural drainage system.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class (when infrastructure services are available).

Otherwise, rural uses which maintain or enhance the environmental and landscape values of the Precinct are preferred.

Landscape and Built Form

Once developed for urban purposes, development should be low scale and contribute to a high standard of residential amenity. New development should be sited and designed to avoid destruction of vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. Development in future residential areas should provide for a pattern of streets, lots, open space and built form that conserves existing creeks and vegetation and habitats of conservation value. It should provide attractive tree-lined streets as well as useable public parks. These should comprise both informal linear parks along creeks as well as informal parks strategically located within the new housing areas.

New planting should complement the remnant vegetation to contribute to re-forestation of the hillside and ameliorate the visual impact of urban uses, particularly when viewed from the surrounding countryside.

New development should also be designed to facilitate pedestrian and cyclist movement where reasonably possible (given prevailing topography) and particularly access to public transport, community facilities and public parks.

**(4) Bli Bli Village Centre
(Precinct Class = Village Centre)**

Intent

The existing Village Centre is in the form of a relatively new shopping centre complex fronting the David Low Way beside the Maroochy River. A caravan park is situated on the opposite side of the road. This Precinct is intended to be strengthened as the shopping and community focus for the township as a whole through

further development, redevelopment and enhancement of the Centre’s facilities.

This Precinct includes land which is part of, or adjacent to a declared Fish Habitat Area. Fish Habitat Areas are declared by the State Government as critical for fish breeding and feeding. It is important that the sustainability and values of the Fish Habitat Area be retained.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Village Centre Precinct.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Caravan park / relocatable home park
- Motel
- Outdoor recreation
- Service station.

Landscape and Built Form

The Centre should present well to the David Low Way and maintain the amenity of surrounding residences. Landscaping should be used to enhance the appearance of premises and to assist in visual buffering.

New development should give greater emphasis to the area’s riverside location, with visual and pedestrian/cyclist links to the waterfront enhanced.

Opportunities should also be sought to facilitate pedestrian access across the David Low Way where warranted by perhaps the redevelopment of the caravan park site for commercial/community/recreational facilities.

Preferred Maximum Density for multi-unit residential or mixed use premises

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
All sites	1.0	150

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height

- 3 storeys (but not more than 12 metres)