

7.2.5 Buderim local plan code

7.2.5.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Buderim local plan area as shown on Map ZM32 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Buderim local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.5.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.5.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.5A (Buderim local plan elements)**.

7.2.5.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Buderim local plan code.

The Buderim local plan area is located centrally in the eastern part of the Sunshine Coast and has a land area of approximately 2,775 hectares. The local plan area includes the large number of neighbourhoods which are collectively known as Buderim as well as the neighbourhoods of Mountain Creek and Glenfields.

The local plan area includes the Buderim Plateau and surrounding escarpment and foothill areas. Buderim plateau is of volcanic origin and comprises planated basalt lava flows underlain by weak beds of tertiary sediments and deeply weathered older rocks.

Whilst much of the plateau and the northern and eastern escarpment areas have been developed, the west and south-western escarpment areas are far less urbanised.

The undeveloped parts of the Buderim Plateau are a defining feature of Buderim's 'green' appearance and make a significant contribution to the character of Buderim as well as other surrounding local plan areas by providing a vegetated backdrop within the coastal urban setting.

The plateau itself is located approximately 150 metres above sea level and this elevated position provides a temperate local climate and provides many areas with panoramic views to the coast and hinterland.

Buderim has a number of environmental reserves including Buderim Forest Park, the Eric Joseph Foote War Memorial Sanctuary, Eggmolesse Environmental Reserve and the Rocky Creek Conservation Reserve. Martins Creek, Rocky Creek and Mountain Creek are the major waterways in the local plan area. A mosaic of ancient rainforest and other remnant vegetation remains within waterway corridors, open space reserves and on some of the undeveloped and steeper parts of the escarpment. These areas provide contrast and relief to the urban landscape.

Buderim Town Centre, located in the south-western part of the local plan area, is the commercial and community hub of Buderim Mountain and the major centre for the local plan area. Based on a traditional main-street layout it displays a fine grain built form and urban village character with Poinciana lined streetscapes and vibrant and active uses. The local community has a strong affinity with this town centre and the diversity and richness of the retail, business and community services that it offers.

Smaller convenience centres are located at North Buderim, Mountain Creek and in several other locations in the local plan area.

The local plan area accommodates a number of important community facilities that have sub- regional significance. These include the Sunshine Coast Private Hospital, the Sunshine Coast Institute of TAFE and the major refuse recovery facility for the central Sunshine Coast.

The local plan area also includes a large number of other community and recreation facilities including the Buderim War Memorial Hall, eight primary and secondary schools, the Ballinger Road Sports Centre, Headland Park Golf Course and the Buderim Cricket and Croquet Clubs.

Buderim has a rich heritage with a number of buildings, places and streets displaying elements of important cultural or character significance. Those of particular note include Pioneer Cottage, the avenue of fig trees in Wirreanda Park, properties in the vicinity of Gloucester Road and remaining parts of the Buderim to Palmwoods Tramway.

Burnett Street, King Street, Mooloolaba Road, Crosby Hill Road, Ballinger Road, Dixon Road and Jones Road are the major roads traversing the local plan area. Urban zoned land within the local plan area is connected or has the ability to be connected to reticulated water and sewerage.

Despite the geographically large size of the Buderim local plan area and the significant number of neighbourhoods that it incorporates, residents are attracted to its village character and atmosphere. The Buderim community enjoys a quiet, relaxed lifestyle where a generally low intensity urban landscape and interweaving of large open spaces and natural landscape elements are key features.

7.2.5.3 Purpose and overall outcomes

- (1) The purpose of the Buderim local plan code is to provide locally relevant planning provisions for the assessment of development within the Buderim local plan area.
- (2) The purpose of the Buderim local plan code will be achieved through the following overall outcomes:-
 - (a) The Buderim local plan area is a mature coastal urban area comprising a number of residential neighbourhoods set within a mosaic of remnant *vegetation* and open space parks and reserves.
 - (b) Urban and rural residential development within the Buderim local plan area is limited to land within the urban and rural residential growth management boundaries respectively so as to protect the undeveloped parts of the Buderim escarpment, avoid land otherwise substantially constrained to development and provide for the efficient provision of *infrastructure* and services.
 - (c) Development is low rise and of a scale and intensity that is generally less than other parts of the central Sunshine Coast.
 - (d) The local plan area, and in particular the Buderim Town Centre and adjoining land, has a village character and atmosphere.
 - (e) The Buderim Town Centre is retained as a district activity centre offering a wide range of retail, commercial and community activities to meet the needs of the Buderim community.
 - (f) Development within the District centre zone and adjoining land included in the Community facilities zone continues the traditional main street character of Burnett Street. No new large floor plate retail uses are intended to be established so as to protect the fine grain built form and *streetscape* character of Burnett Street.
 - (g) Mountain Creek Local Centre is a local (full service) activity centre and provides a wide range of convenience based retail, commercial and community uses to meet the needs of the Mountain Creek neighbourhood catchment which is further removed from Buderim Town Centre compared with other local centres within the local plan area.
 - (h) North Buderim Local Centre and other smaller local centres are retained as local (not full service) activity centres providing for the basic convenience needs of residents.
 - (i) Whilst opportunities exist for the expansion and enhancement of business functions within the different centres in the local plan area, residents continue to rely upon Maroochydore, Nambour, Kawana Waters or Sippy Downs to fulfil their higher order business and industry needs.
 - (j) Development within the Low density residential zone and Medium density residential zone occurs in an integrated manner and creates walkable neighbourhoods with good pedestrian and cycle connectivity to local centres, community facilities and open space.

- (k) Lot sizes for *dwelling houses* are large compared with other parts of the coastal urban area and allow for houses to be set within generous landscaped grounds so as to retain the prevailing low density character and amenity of the local plan area.
- (l) Development on lots fronting the southern end of Gloucester Road preserves the established large lot size and *frontage setbacks* that are a characteristic of this area.
- (m) Development in the Medium density residential zone provides for a mix of residential housing types with *dwellings* that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development.
- (n) Development of the greenfield *site* located in the northern part of the local plan area and included in the Emerging community zone provides for an integrated residential development which appropriately addresses the constraints of the land and in particular minimises the visual impact of development on the prominent northern Buderim escarpment. A development solution involving small precincts of development set within a rehabilitated landscape setting is the preferred outcome.
- (o) The significant environmental values and scenic quality of Buderim Forest Park, Eric Joseph Foote War Memorial Sanctuary and the Rocky Creek Conservation Reserve and other local environmental parks and reserves are protected and enhanced.
- (p) Views from *public open space* to important landscape features such as beaches and the Glass House Mountains are retained.
- (q) Development provides for the protection of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route.

7.2.5.4 Performance outcomes and acceptable outcomes

Table 7.2.5.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Buderim Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for the retention and enhancement of individual buildings, sites, places and historical landmarks that contribute to the character and identity of Buderim as a place with close associations with the past.	AO1.1	Development provides for the retention and/or adaptive reuse, with limited modification, of buildings which have cultural heritage significance. Editor's Note— Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on or in proximity to <i>local heritage places</i> and in <i>character areas</i> .
		AO1.2	Development provides for the retention of historical landmarks, memorials and monuments.
PO2	Development provides for the retention of remnants of the Buderim to Palmwoods Tramway and the extension of public pedestrian access along the former tramway route via dedication of land or public easement.	AO2	No acceptable outcome provided.
PO3	Development provides for buildings, structures and landscaping that are consistent with and reflect the village character of Buderim and integrate with the natural landscape and skyline <i>vegetation</i> in terms of scale, siting, form, composition and use of materials.	AO3.1	Development provides for building design which incorporates a mix of lightweight and textured external building materials, including timber finishes or masonry construction with variation provided in texture and detailing.
		AO3.2	Development provides for buildings and structures which incorporate roof forms that are consistent with the traditional Queensland style including gable, hip, pitched or multiple gable roof forms.

Performance Outcomes		Acceptable Outcomes	
		AO3.3	Development uses understated colour schemes and low-reflective roofing and cladding materials.
		AO3.4	Development provides for existing mature trees to be retained and incorporated into the development design.
PO4	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the sense of arrival to, and village character of, Buderim.	AO4.1	Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Figure 7.2.5A (Buderim local plan elements) :- (a) incorporates architectural and landscape treatments which enhance the sense of arrival to, and the village character of, Buderim and emphasise corner locations; and (b) incorporates building design such as varied roof forms, changes in materials and variations in projected and recessed elements and facades.
		AO4.2	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO5	Development provides for the retention and enhancement of key landscape elements including significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Buderim.	AO5.1	Development protects and emphasises, and does not intrude upon, the important sight lines to coastal and rural hinterland landscapes where identified on Figure 7.2.5A (Buderim local plan elements) .
		AO5.2	Development provides for the retention and enhancement of existing mature trees and <i>vegetation</i> contributing to the vegetated setting and backdrop of the local plan area including:- (a) <i>vegetation</i> on ridgelines and along watercourses and gullies; (b) the hoop pines behind Burnett Street; (c) the camphor laurel trees along Main Street; (d) Poinciana trees along King Street/Main Street/ Burnett Street; (e) the fig trees in Wirreanda Park; and (f) other character <i>vegetation</i> identified on Figure 7.2.5A (Buderim local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to

Performance Outcomes		Acceptable Outcomes	
			local character may also satisfy the Acceptable Outcome.
PO6	Development on land identified as a local ecological linkage on Figure 7.2.5A (Buderim local plan elements) facilitates the provision of the local ecological linkage.	AO6	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
Development in the District Centre Zone and Local Centre Zone			
PO7	Development in the District centre zone and Local centre zone supports the role and function of:- (a) Buderim Town Centre as a small district activity centre; (b) Mountain Creek Local Centre as a local (full service) activity centre; and (c) other local centres as local (not full service) activity centres.	AO7	No acceptable outcome provided.
PO8	Development in the District centre zone and Local centre zone incorporates uses that are of a scale which is compatible with and reinforces the village character of Buderim.	AO8	No acceptable outcome provided.
PO9	Development in the District centre zone:- (a) is sympathetic to the village character of Buderim; (b) addresses the street; (c) complements the traditional built form and <i>streetscape</i> of Buderim; and (d) provides integrated and functional parking and access arrangements that do not dominate the street.	AO9	Development in the District centre zone:- (a) provides for Burnett Street to be maintained as a wide, attractive and pedestrian friendly main street; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) provides <i>primary active street frontages</i> built to the boundary where identified on Figure 7.2.5A (Buderim local plan elements) ; (d) provides for any residential uses to be effectively integrated with business uses; (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with decorative non-load bearing posts over footpath areas with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) incorporates building openings and windows overlooking the street with vertical lines and rhythm; (g) ensures that signage is integrated with buildings; (h) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; and (i) provides for on-site car parking at the rear or to one side of the development.
PO10	Development does not provide for the establishment of any additional large floor plate retail uses.	AO10	No acceptable outcome provided.
PO11	Development for a <i>food and drink outlet</i> does not:- (a) provide for the establishment of a <i>high volume convenience restaurant</i> ; or	AO11	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(b) incorporate a <i>drive-through facility</i> .		
Development in the Low Density Residential Zone			
PO12	Development for reconfiguring a lot in the Low density residential zone provides for comparatively large lot sizes that maintain the low density character and amenity of neighbourhoods.	AO12	Development in the Low density residential zone provides for conventional residential lots which are a minimum of 700m ² in area.
PO13	Development maintains the integrity of the large, established residential properties adjacent to the southern part of Gloucester Road that are characterised by buildings set back from street boundaries and surrounded by generous landscaped grounds.	AO13	Development in the Low density residential zone in Precinct BUD LPP-1 (Gloucester Road South) where identified on Local Plan Map LPM32 :- (a) does not provide for the creation of any additional lots; (b) provides for all buildings and structures to be set back at least 10 metres from Gloucester Road; and (c) blends development into the landscape so as to retain the integrity of the open <i>streetscape</i> in this part of Buderim.
Development in the Emerging Community Zone (Lot 46 C31729, Endota Street)			
PO14	Development in the Emerging community zone on Lot 46 C31729, situated at Endota Street, Buderim:- (a) provides for an integrated development outcome over the whole of the <i>site</i> ; (b) minimises the visual impact of development on the Buderim escarpment; (c) preserves native <i>vegetation</i> areas and escarpment areas as undeveloped land; (d) restores escarpment areas which have previously been subject to vegetation clearing; (e) includes native <i>vegetation</i> areas and escarpment areas in <i>public open space</i> or another appropriate form of protective tenure; (f) provides for low intensity development only at a maximum density of 4 <i>equivalent dwellings</i> per hectare; and (g) provides for development to be clustered or otherwise configured in a manner that minimises the need for <i>vegetation clearing</i> or landform modification and blends development into the landscape such that there is only minimal exposure of built form elements when the <i>site</i> is viewed from other local plan areas.	AO14	No acceptable outcome provided.

