

## 3.6 Planning Area No.6 – Buderim

### 3.6.1 Location and Role

This Planning Area includes land on the Buderim Plateau and on the surrounding escarpment and foothill areas. It includes the major residential neighbourhoods of Buderim, Headland Park, Buderim Pines, and Tyrone Heights, as well as a number of smaller residential estates.

The key role of this Planning Area is to accommodate a range of individual and discrete residential neighbourhoods in attractive settings.

Other important functions include:-

- protecting the intactness of the Buderim escarpment;
- providing for the Buderim Village Centre to retain its predominantly local function and scale.

The Planning Area also includes the Buderim Forest Park and an important mosaic of other areas of remnant native vegetation dominated by rainforest. These areas support a rich diversity of environmentally significant plant and animal species, and contribute in a major way to the landscape character of the locality and the Shire.

### 3.6.2 Vision Statement

(1) It is intended that:

*The Buderim Planning Area will retain the values which make it one of the most desirable residential communities on the Sunshine Coast. In particular, the retention of significant areas of vegetated open space, spectacular ocean and hinterland views, attractive streetscape settings and elements of its strong cultural heritage will ensure that Buderim remains a peaceful and attractive place to live and an interesting and picturesque place to visit.*

*The predominant development form within this Planning Area will be houses set within generous landscaped grounds. Alternative housing forms may occur in suitable locations where respecting the area's environmental and landscape values, and being within the area's infrastructure capacity.*

*The Buderim Escarpment and other important landscape and environmental features such as ridge-lines, waterways and areas of remnant forest will be protected for their ecological and scenic values.*

*The Buderim Village Centre, located on the top of Buderim Mountain, will continue as a centre serving local community needs and having a village-like character derived from its small-scale, compact form and its traditional architectural style.*

(2) This means that:

- (a) New residential development will be designed to reflect the physical characteristics and constraints of the land on which it occurs. The extent to which development proposals achieve protection of sensitive slopes, remnant vegetation and downstream water quality will be key considerations in Council's assessment. Development which compromises these values will not be supported.
- (b) Development in areas of mixed low to medium density housing will be of a high quality, will reflect elements of the area's traditional built form and will be densely landscaped.
- (c) The Buderim Escarpment, Martins Creek, Rocky Creek, Mountain Creek, Buderim Forest Park, Foote Sanctuary and other sensitive environmental features will be preserved as open space and incorporated into the design of new or existing housing areas. Development which threatens the long term existence of these features will not be supported.
- (d) The Buderim Village Centre will be retained as a discrete centre providing only lower order goods and services to residents of the immediate locality. Higher order uses which serve a broader catchment should locate in the Town Centres at Maroochydore or Sippy Downs. Residents of Buderim have indicated they are prepared to forgo the provision of these services within their locally situated centre, in order to maintain its character and identity.
- (e) Places and structures of heritage or townscape value will be conserved or reused to contribute to the character of the Planning Area.

### 3.6.3 Key Character Elements

(1) Location of Uses and Activities

- (a) The predominant development form within this Planning Area will be low density residential development which will occur on large greenfield sites like Wise's Farm to the north and on smaller infill sites on and around Buderim Mountain.
- (b) Medium density housing may be developed in a small number of specific locations where it can be demonstrated that there will be no adverse impact upon the character of the local area.
- (c) Home based businesses will be supported in appropriate locations, but only where it can be demonstrated that there will be no detrimental impact upon neighbourhood amenity or local traffic circulation.

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- (d) The Buderim Village Centre on the top of Buderim Mountain will continue to serve as a locally-based centre, meeting the day to day needs of residents of the immediate area and visitors. A mix of lower order uses including small-scale retail activities, business and professional offices, entertainment, leisure and employment activities will be encouraged to locate here. Some “shop-top” housing may also be appropriate, provided that any such premises incorporate design features which contribute to the streetscape character of the Village Centre.
- (e) Small-scale community facilities associated with interest group activities, emergency services, sporting, education, culture and the general social interaction of the community will be encouraged to locate in the Buderim Village Centre. These activities will be located near and adjacent to the Buderim Primary School. It is intended that Buderim Mountain Primary School will remain the focus of Buderim’s community activities for the life of this Planning Scheme.

#### (2) Design Intent

- (a) New residential neighbourhoods should incorporate distinctive ‘edges’ and recognisable local centres that engender a ‘sense of place’ and provide a focus for local community interaction and activity.
- (b) New development will reflect the physical characteristics of the land on which it is located and will protect remnant vegetation, sensitive slopes, creeks and drainage lines. The extent to which development achieves protection of the natural values of a site will be the overriding consideration in assessment of development applications.
- (c) Streets, parks and other public spaces are to be developed to be attractive, comfortable and accessible and should use design and landscape theme’s which already exist within the Planning Area.
- (d) In established residential areas, new buildings should be consistent with the scale and density of existing development.
- (e) New development in the Buderim Village Centre should address the street by incorporating features such as active shop fronts, clearly defined “front door” entries and awnings, and will incorporate elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat, blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest. Development will seek to protect and enhance, through appropriate landscape and streetscape treatments (including outdoor dining and courtyard areas), the unique atmosphere of the Buderim Village Centre.

#### (3) Environmental Values

- (a) The vegetated Buderim escarpment is a defining feature of Buderim’s ‘green’ appearance and makes a significant contribution to the character of a number of other coastal Planning Areas by providing a vegetated backdrop. The Buderim escarpment has been partially degraded by inappropriate development practices in the past and it is critical to the character and amenity of Buderim and the Shire that the remaining vegetation and escarpment areas be protected. As far as practicable, this Planning Scheme seeks to prevent the intensification of development on the Buderim escarpment. Where development does occur it will be at a relatively low density and will be designed so as not to impact unacceptably on the remnant vegetation cover.
- (b) Buderim Forest Park, Foote Sanctuary and the Rocky Creek Reserve provide protection to some of the last remaining remnants of Rainforest within this Planning Area. These parks are important ecological and recreational resources and make an important contribution to the character and amenity of Buderim. Development occurring adjacent to or upstream of these areas will be required to incorporate appropriate environmental management measures to provide for the sustainability of their environmental and landscape values.
- (c) The waterways of Martins Creek, Rocky Creek and Mountain Creek are important waterways within this Planning Area. New development will maintain or enhance the visual and ecological functions of all creeks and drainage lines.
- (d) Pockets of remnant vegetation remain within the Planning Area. New development will protect these remnants and will seek to maintain these areas by supplementary planting and weed eradication programmes.
- (e) Planting in road reserves is to be protected and enhanced. Although much of the historical street planting has mainly incorporated exotic species, it is intended that new planting will use locally native species.

#### (4) Access and Movement

- (a) The Sunshine Motorway, Buderim-Mooloolaba Road, Main Street, Gloucester Road and Dixon Road are the major road links within the Planning Area. New development is to recognise and protect the function, capacity and efficiency of these roads.
- (b) Within the Buderim Village Centre area, the main streets should be managed to provide a slowed speed environment conducive to safe pedestrian movement.

- (c) Pedestrian and cycle linkages along the Buderim escarpment and Martins Creek should be encouraged where it can be shown that these links will not impact to an unacceptable level on environmental or visual values.
- (d) Carpark linkages be developed at the backs of the shops on both sides of Burnett Street.
- (e) Footpaths and driveways should conform to Australian Standards for wheelchair and scooter accessibility.

#### **3.6.4 Statements of Desired Precinct Character**

##### **(1A) Buderim Village Centre (Precinct Class = Village Centre)**

###### ***Intent***

The Buderim Village Centre is the traditional shopping area for the Buderim plateau that passes through the intersection of Main Street and Lindsay Road. This area will retain its role as a small scale, compact centre and will provide a variety of services to meet the day to day needs of the local community.

It is desirable that the ‘central’ role and typical Queensland character of this centre be maintained and reinforced by new development. The Village Centre is intended to have a range of activities to serve the residents of the Buderim plateau. Commercial uses, particularly business and professional offices are the preferred form of development for this Precinct. Community and recreational uses are also preferred in the Village Centre. Large scale shopping centres or convenience restaurants will not be encouraged in this Precinct. Residential accommodation will be a minor component of this Precinct. Some mixed use development containing a residential component may occur in this Precinct provided that this development incorporates design features such as stepped building forms, balconies and landscaping to reduce the impact to the street and to promote a pedestrian environment.

Traffic congestion is a major issue in this Precinct. The potential traffic impacts created by any new development will have to be considered. Uses that contribute significantly to the traffic congestion are not consistent with the intent for this Precinct.

Development will be consistent with the design intent of the Buderim Village Master Plan contained in the Buderim Local Area Code. This Master Plan proposes a 3 roundabout system to improve traffic circulation.

###### ***Preferred and Acceptable Uses***

Preferred uses within this Precinct are those identified in the Table of Development Assessment (refer Vol 1) for the Village Centre Precinct Class. Any new development

for supermarkets, shops, retail showrooms or discount department stores shall not exceed a net floor area of 800 square metres.

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

- public open space or a town square
- commercial uses other than Light industry, a Shopping complex or a Convenience restaurant
- community uses
- Indoor recreation other than nightclubs and amusement centres

###### ***Landscape and Built Form***

Buildings should be designed to enhance the existing built-form character and the following elements should be considered in relation to adjacent and nearby premises:

- mass and proportion
- building materials, patterns, colours and decorative elements
- roof form and pitch
- verandahs, eaves and parapets
- landscaping.

New premises should incorporate extensive and attractive landscaping that complement the existing streetworks. Landscaping should use only or predominantly native species and be in accordance with Council’s Landscaping Design Code.

New buildings should address the street by incorporating features such as active street fronts, clearly defined “front door” entries and awnings and other elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest and ‘soften’ the impact to the street.

The design of new buildings should consider the protection of view corridors. Where possible public access should be provided to areas offering scenic views of the Shire from the escarpment. Outdoor dining and eating areas are encouraged and should contribute to a lively pedestrian atmosphere in the Village Centre.

Particular reference should be made to the Buderim Local Area Code for the design of all new premises in the Buderim Village Centre.

### 3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

*Preferred Maximum Density for multi-unit residential and mixed use premises*

SLOPE	0-15%		16-20%		21-25%	
	Site area (m <sup>2</sup> )	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>	Max. plot ratio
600 - 899 <sup>2</sup>	0.8	200	0.8	400	0.8	500
900 to 999	0.8	198	0.8	389	0.8	492
1000 to 1099	0.8	195	0.8	379	0.8	484
1100 to 1199	0.8	193	0.8	370	0.8	477
1200 to 1399	0.8	191	0.8	360	0.8	470
1400 to 1599	0.8	187	0.8	343	0.8	456
1600 to 1799	0.8	182	0.8	328	0.8	443
1800 to 1999	0.8	179	0.8	314	0.8	431
2000 to 2199	0.8	175	0.8	300	0.8	419
2200 to 2399	0.8	175	0.8	300	0.8	408
2400 to 2599	0.8	175	0.8	300	0.8	398
2600 to 2799	0.8	175	0.8	300	0.8	388
2800 to 2999	0.8	175	0.8	300	0.8	379
3000 to 3199	0.8	175	0.8	300	0.8	370
3200 to 3399	0.8	175	0.8	300	0.8	361
3400 to 3599	0.8	175	0.8	300	0.8	353
3600 to 3799	0.8	175	0.8	300	0.8	345
3800 to 3999	0.8	175	0.8	300	0.8	338
4000 +	0.8	175	0.8	300	0.8	330

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

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700m<sup>2</sup>

Maximum land parcel size for any one development of housing other than traditional Detached houses = 5000 square metres.

#### **Maximum building height (all premises)**

- 2 storeys (but not more than 8.5 metres)

#### **(1B) Buderim Community Facilities Precinct (Precinct Class = Village Centre)**

##### ***Intent***

This Precinct is intended to provide a range of community uses that serve the needs of the local community. The Buderim Mountain State School is the focus of this area and it is important that the school retains this function. However, in the event that the school relocates elsewhere, this land is intended to be used for community and recreational activities.

The types of uses encouraged on land adjoining Buderim Mountain State School include emergency services and educational uses, as well as cultural and sporting facilities for the enjoyment of the local community.

The area adjacent to the Buderim Mountain School along Martins Creek has been identified as an open space linkage. Council should investigate the possibility of boardwalks along this section of Martins Creek provided the construction and use of these boardwalks does not have an adverse impact on the natural environment.

The area to the south-east of the intersection of Gloucester and Main Streets is intended to provide for community activities. The area could include a mix of community uses with the focus on arts and tourist activities. Day-to-day retail uses and Convenience restaurants are not consistent with the desired character for this area.

Important in this area is the protection of views from the southern escarpment and the retention and rehabilitation of this escarpment. Any development of this area should allow for public access to the escarpment and provide a recreational facility to the local community.



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It is important that the uses in this Precinct do not compete with the Buderim Village Centre Precinct which provides the commercial and retail focus for the Buderim plateau. Residential accommodation will not be a major component of this Precinct.

Traffic congestion is a major issue in this Precinct. The potential traffic impacts created by any new development will have to be considered. Uses that contribute significantly to traffic congestion are not consistent with the intent for this Precinct.

#### ***Preferred and Acceptable Uses***

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

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

- public park or a town square
- community uses
- Indoor recreation other than a nightclub or amusement centre
- emergency services
- sporting facilities
- educational facilities.

#### ***Landscape and Built Form***

Buildings should be designed to enhance the existing built-form character and the following elements should be considered in relation to adjacent and nearby premises:

- mass and proportion
- building materials, patterns, colours and decorative elements
- roof form and pitch
- verandahs, eaves and parapets
- landscaping.

New buildings should incorporate extensive and attractive landscaping that complement the existing streetworks. Landscaping should use only or predominantly native species and be in accordance with Council's Landscaping Design Code.

New buildings should address the street by incorporating features such as active street fronts, clearly defined "front door" entries and awnings and other elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest and 'soften' the impact to the street.

The design of new buildings should consider the protection of view corridors. Where possible public access should be provided to areas offering scenic views of the Shire from the escarpment.

Any new development in this Precinct should be consistent with the Buderim Local Area Code in particular.

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*Preferred Maximum Density for multi-unit residential and mixed use premises*

SLOPE	0-15%		16-20%		21-25%	
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3800 to 3999	0.8	175	0.8	300	0.8	338
4000 +	0.8	175	0.8	300	0.8	330

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

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700m<sup>2</sup>

Maximum land parcel size for any one development of housing other than traditional Detached houses = 5000 square metres

#### **Maximum building height (all premises)**

- 2 storeys (but not more than 8.5 metres)

#### **(2) Buderim Central Residential (Precinct Class = Mixed Housing)**

##### **Intent**

This Precinct comprises areas on the Buderim Mountain plateau considered appropriate for a variety of low and medium-density housing. The Precinct includes a diverse mix of existing dwellings ranging from single-detached dwellings on traditional ‘suburban’ sized lots through to semi-detached housing, some townhouses and multiple dwelling units. Most land within the Precinct is relatively flat and close to the Buderim Village Centre or other local services and public transport.

Future development should comprise a range of low rise dwelling types at low to medium densities. Some potential development sites that are more remote from services or on sloping land are best suited to lower density residential uses. Medium-density residential uses should be located close to Centre facilities, parks and public transport routes and on relatively flat land. Very large ‘tracts’ of medium density housing should be avoided as this form of development conflicts with the overall townscape character of the Buderim Mountain plateau established by single dwellings on large landscaped lots.

##### **Preferred and Acceptable Uses**

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

##### **Landscape and Built Form**

New premises should be low rise and contribute to a high level of residential amenity. Where existing large

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lots are to be developed, provision of small lot housing, semi-detached dwellings and small clusters of units is preferred to large groups of multiple dwelling units or long rows of townhouses. Buildings should respect the siting, scale and amenity of adjacent existing premises. Buildings and driveways should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks.

Premises should incorporate extensive and attractive landscaping that complements the character of the Precinct's existing streetscapes and established gardens.

Any substantial existing trees or areas of garden considered to be of significance to the character of the locality should be incorporated within the new premises wherever reasonably practicable.

Maximum land parcel size for any one development of housing other than traditional Detached houses = 5000 square metres

#### ***Maximum building height (all premises)***

- 2 storeys (but not more than 8.5 metres)

#### *Preferred Maximum Density for multi-unit residential and mixed use premises*

SLOPE	0-15%		16-20%		21-25%	
	Site area (m <sup>2</sup> )	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>	Max. plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>	Max. plot ratio
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<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

<sup>2</sup>Three units, of any bedroom configuration, are not preferred on a site with an area less than 700m<sup>2</sup>

#### (3) Buderim Scarp Residential (*Precinct Class = Neighbourhood Residential*)

##### *Intent*

This Precinct comprises areas of the Buderim Scarp that have been, or are intended to be, developed for low density housing on generally sloping lands. The overall form of established development is similar to that found in many contemporary suburban residential areas. Its pattern and character are influenced by the Precinct's terrain, considerable pockets of valued remnant vegetation and availability of good views of the coast and hinterland. In some areas the pursuit of views from housing has occurred at the expense of vegetation and habitats that existed previously. This has irreversibly affected the character of the escarpment and image of Buderim as well as this part of the Shire and Sunshine Coast. In the long term new vegetation may redress some of the visual scarring of such development.

The splendid views available from many parts of the Precinct has prompted redevelopment of some of the older dwellings for more substantial houses. This process may increase in the future. Any new premises in established areas should be compatible with the scale and siting of existing housing. New premises should also be designed to be sensitive to the Precinct's terrain, conservation of mature vegetation and prevailing climate.

The pattern of streets, lots, open space and built form in proposed new residential areas (or extensions of established areas) should conserve existing creeks as well as mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

Two local convenience centres are located within this Precinct. These being located on the corner of Karawatha and Bringenbong Streets and on the corner of Oakmount and Buderim Pines Drive. It is intended that these uses continue, however no expansion beyond the boundaries of the sites will be supported.

The Precinct contains the Buderim Private Hospital in the east of the Precinct. It is intended that the existing hospital use continue. Any expansion of the existing facility should respect the site topography and other environmental constraints, as well as the impact on neighbouring residential premises including traffic generation, visual amenity, and noise generation.

##### *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, mainly Traditional and Hillslope houses where the landscape and environmental values of the area can be protected.

In addition, the following uses may be considered appropriate where located in the local convenience

centres on the corner of Karawatha and Bringenbong Streets and the corner of Oakmount and Buderim Pine Drives:

- Fast food store,
- Medical centre,
- Shop.

##### *Landscape and Built Form*

New buildings should be low rise and contribute to a high level of residential amenity. New dwellings or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the remnant vegetation to contribute to some re-afforestation of the escarpment and ameliorate the visual impact of urban use, particularly when viewed from the coastal plains.

Existing mature vegetation should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

In new developments a 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

#### (4) Buderim Scarp Landscape Conservation (*Precinct Class = Hillslope Residential*)

##### *Intent*

This Precinct comprises predominantly steep and sloping land that supports extensive remnant vegetation and wildlife habitats. These intensely green, vegetated slopes are of very high conservation, habitat and amenity value. Their character and prominence in the district's landscape are fundamental to the character and identity of Buderim as well as the Shire and this part of the Sunshine Coast. The landscape of the Precinct provides a dramatic contrast to the urban development that has occurred on the Buderim Mountain plateau, on other parts of the Scarp and along the coastal urban strip.

It is intended that future development in this Precinct conserve and enhance the significant environmental and landscape values and character of the remnant bushland on the Buderim Scarp.

Much land in this Precinct is not considered suitable for

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urban development due to its environmental and landscape values, and constraints associated with the difficulties of providing safe, convenient and economical access to services.

Future development in this Precinct, and specifically on sites adjacent to or adjoining the Buderim Forest Park Network, should consolidate these existing areas of remnant vegetation.

#### ***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, mainly detached houses on existing lots and where the landscape and environmental values of the area can be protected.

#### ***Landscape and Built Form***

Any development should be located and designed such that it has minimal impact on the landscape. Development should be sited and designed to avoid destruction of mature vegetation and habitats, erosion and extensive earthworks. Lightweight structures that complement their dramatic bushland setting are envisaged. Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings, access and necessary infrastructure.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs,
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

#### ***Preferred Maximum Density***

- One dwelling per lot as existing on the commencement day.
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 200 square metres where the maximum dimension in any single direction is 20 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:

- degree of exposure to nearby streets and roads and adjacent premises
- degree of visibility when viewed from further afield
- opportunities afforded by areas which may be partially cleared or of lower conservation value
- the need to avoid destruction of mature habitat vegetation.

#### **(5) Buderim Non-Urban (Precinct Class = General Rural Lands)**

##### ***Intent***

This Precinct comprises predominantly steeply sloping land around Martin's Creek in the western part of the Planning area, together with a pocket of steep land immediately to the south-east of the Buderim Village Centre area off Church Street. The Precinct contains extensive remnant vegetation that is of high conservation, habitat and amenity value. The conservation of this landscape character is fundamental to the image and character of Tyrone Heights and Buderim, as well as this part of the Shire and the Sunshine Coast.

The northern escarpment and the vegetated ridge tops of Tyrone Heights are part of the 'green backdrop' that defines the south side of this part of the Maroochy River valley and Eudlo Creek. The elevated vegetated lands provide very attractive views from areas north of the Maroochy River. The area to the south-east of Church Street has a similar role in views from the Bruce Highway and surrounding lower lands to the south and south-west. The lands in this Precinct, being mainly forested, provide a dramatic contrast to the urban development and rural uses that have occurred on other parts of the scarp, along the river floodplain and along the coast.

Future development in this Precinct should conserve and enhance the conservation and habitat values and landscape character of its remnant bushland. Land in this Precinct is generally not considered suitable for urban development due to its environmental and landscape values, and constraints associated with the difficulties of providing safe, convenient and economical access to services. In addition, future development in this Precinct should conserve and enhance the significant environmental values and landscape character of the remnant bushland whilst consolidating the Buderim Forest Park network.

#### ***Preferred and Acceptable Uses***

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the General Rural Lands Precinct Class, mainly uses

### 3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

which provide for the protection of the landscape and environmental values of the area.

#### *Landscape and Built Form*

Any development should be located and designed such that it has minimal impact on the landscape. Development should be sited and designed to avoid destruction of mature vegetation and habitats, erosion and extensive earthworks. Lightweight structures that complement their dramatic bushland setting are envisaged. Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings, access and necessary infrastructure.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs,
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

#### *Preferred Maximum Density*

- One dwelling per lot as existing on the commencement day.
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 200 square metres where the maximum dimension in any single direction is 20 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

#### (6) Tyrone Heights Landscape Residential (Precinct Class = Hillslope Residential)

##### *Intent*

This Precinct comprises mostly steeply-sloping large residential lots adjacent to the low density residential development along the ridge-top at Tyrone Heights. The majority of the lots contain substantial stands of mature vegetation and several lots have not yet been built on. Some dwellings have been carefully sited so as to conserve and enjoy the attractive vegetation but a few lots has been more substantially cleared.

Future development should be limited to relatively low density housing that conserves mature remnant vegetation and minimises impacts on the character of the natural landscape.

Much land in this Precinct is not considered suitable for urban development due to its environmental and landscape values, and constraints associated with the difficulties of providing safe, convenient and economical access to services.

##### *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, mainly detached houses on existing lots and where the landscape and environmental values of the area can be protected.

#### *Landscape and Built Form*

New development should be low density and contribute to a high standard of residential and landscape amenity. New buildings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably be 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 existing or re-established bushland. New planting should complement the native vegetation remaining in and surrounding the Precinct.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs,
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

#### **Preferred Maximum Density**

- One dwelling per lot as existing on the commencement day.
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

#### **(7) Tyrone Heights West Residential (Precinct Class = Neighbourhood Residential)**

##### ***Intent***

This Precinct comprises recently established low-density housing areas and additional land that has been zoned and cleared of vegetation for the same use. Most of the Precinct consists of broad ridge-tops and relatively steeply sloping land. Conventional suburban residential development should be discouraged on the steeper land due to the undesirable impacts of such development on the landform and environmental and landscape values. As the Precinct does not have convenient access to shopping and other day to day services, the future population should be limited and development restricted to low density housing on large lots. Superb views to the north and west should be taken advantage of in the design, siting and orientation of any new streets and houses.

##### ***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, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

#### ***Landscape and Built Form***

New development should be low density and contribute to a high standard of residential amenity. New buildings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings 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. New planting should complement the remnant vegetation to contribute to re-afforestation of the escarpment and ameliorate the visual impact of urban development.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

#### **(8) Buderim North Hilltop**

***(Precinct Class = Neighbourhood Residential)***

##### ***Intent***

This Precinct comprises some of the most distinctive and prominent land in this part of the Shire and Sunshine Coast. The Precinct forms the top of the northern Buderim escarpment and is highly visible from the north, particularly from the Sunshine Coast Motorway and Maroochy River floodplain. The Precinct's location, elevation and extensive mature vegetation combine to create a distinctive local environment that also influences the identity of both Buderim and nearby coastal areas.

Existing urban development comprises a mix of traditional residential lots and numerous larger sized lots with detached houses. Landscaped areas range from natural areas of remnant trees and bushland to more formal gardens containing mature native and exotic species. Future use should be limited to low density detached houses set within large landscaped grounds in a manner that conserves mature vegetation.

##### ***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, mainly Traditional and Hillslope houses where the landscape and environmental values of the area can be protected.

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#### **Landscape and Built Form**

New buildings should be low rise and contribute to a high level of residential amenity. New dwellings or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New planting should complement the remnant vegetation to contribute to some re-afforestation of the escarpment and ameliorate the visual impact of urban use, particularly when viewed from the north and the coastal plains.

Existing mature vegetation should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

In new developments a ‘soft’ streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

#### **(9) Upper Slopes Residential (Precinct Class = Hillslope Residential)**

##### **Intent**

This Precinct comprises predominantly steep and sloping land that supports extensive remnant vegetation and wildlife habitats. These vegetated slopes are of high conservation, habitat and amenity value and major contributors to the character and identity of Buderim as well as this part of the Shire and the Sunshine Coast. The landscapes of this Precinct complement those of Buderim Scarp Landscape Conservation Precinct and also provide a dramatic contrast to the urban development that has occurred elsewhere around Buderim and along the Coast.

Much of the land in this Precinct has steep slopes, valued vegetation, and poor accessibility to services which makes it unsuitable for urban development. Consequently it is intended that this Precinct should primarily conserve the conservation and habitat values and landscape character of its remnant bushland.

Urban development may be appropriate in certain locations within the Precinct. However it should be limited to forms of residential use that retain most of the land in an undeveloped and natural state and do not compromise the landscape and environmental values of the Precinct. Any such premises should be sensitively designed, low impact and very low density compared to conventional suburban residential premises.

#### **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.

Other appropriate forms of residential development may be acceptable or preferred and will be assessed in response to the characteristics and location of specific sites subject to development proposals. Types of housing that may be considered include detached and semi-detached dwellings on a variety of lot sizes and clustered dwellings.

#### **Landscape and Built Form**

Development should be designed and located such that its visual and physical impact on the environment and landscape character of the Precinct is minimal. Development should not be located on steep slopes or areas of high conservation and amenity value. Development will be most favourably considered on sites where vegetation has previously been cleared, slopes are reasonable and access can be achieved without detrimental impact on the landscape character or the safety and amenity of the locality. Development should also be sited and designed to avoid erosion and extensive earthworks.

A range of alternative forms and patterns of built form may be considered. This range may include compact groupings of small lot housing and attached to detached dwellings on very large lots. Proposals should respond to the characteristics of individual sites and demonstrate their appropriateness.

Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings and necessary infrastructure.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs,
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

#### **Preferred Maximum Density**

- The maximum number of dwelling units that will be supported in this precinct should not exceed an average of four dwellings per hectare. However land in the precinct should not be simply divided into lots of a minimum area of 2500 square metres. Such lots may be appropriate in some parts of the precinct but inappropriate in others.

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The minimum lot area may be used as an average density that can be applied over a site to derive a maximum Dwelling Unit Factor for alternative forms of residential premises.

- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

#### **(10) Buderim Mountain Residential (Precinct Class = Neighbourhood Residential)**

##### ***Intent***

This Precinct comprises the established low density residential areas on the Buderim Mountain plateau. These include older traditional ‘suburban’ residential areas close to the Buderim Village Centre and more recent housing mainly in the north and east of the Precinct. Most of the Precinct is developed but a few vacant land parcels. The Precinct has a very attractive character influenced by its wide residential streets, low-scale detached houses set in large lots, and established gardens containing many mature native and exotic trees and shrubs.

An existing local neighbourhood centre is located along King Street between Mill Street and Carol Crescent. In addition, an existing local convenience centre is located along King Street, between Jakeman Street and Eckersley Avenue on Lots 1 and 2 RP858137 and Lot CTS 18278. It is intended that these uses continue, however no expansion beyond the boundaries of the sites will be supported.

Any infill development or redevelopment of existing housing should be designed to respect the pattern, siting, scale, form, density and landscape of existing premises in its locality.

##### ***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.

Shops, fast food stores, restaurants, offices, medical centres and veterinary clinics may also be appropriate when located in the existing local neighbourhood centre located along King Street, between Mill Street and Carol Crescent:

In addition, the following uses may be considered appropriate when located in the existing local convenience centre, located along King Street, between Jakeman Street and Eckersley Avenue on Lots 1 and 2 RP858137 and Lot CTS 18278:

- Fast food store,
- Medical centre,
- Shop.

##### ***Landscape and Built Form***

New development or redevelopment of existing dwellings should be low density and contribute to a high level of residential amenity. Buildings and driveways should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. New buildings should preferably be of traditional framing construction to minimise its impact on the land.

Premises should incorporate extensive and attractive landscaping. Any substantial existing trees should be retained within the site wherever reasonably practicable. The character of any new landscaping should complement the overall ‘mountain top’ character of the Precinct’s existing streetscapes as well as the landscape of its immediate environs. The ‘soft’ streetscape character of verges and pavements evident in streets such as Sorenson Avenue should be maintained.

Existing mature vegetation habitats should be conserved and enhanced. Where development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

#### **(11) Gloucester Road (Precinct Class = Neighbourhood Residential)**

##### ***Intent***

This Precinct comprises large established residential properties adjacent to the southern part of Gloucester Road on the Buderim Mountain plateau. The Precinct has a very appealing and distinctive character that

### **3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS**

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contributes to the identity of this important thoroughfare and Buderim as a whole. This character is influenced by the Precinct's extensive mature native and exotic trees within attractive gardens as well as a fine avenue of mature street trees along Gloucester Road itself. It is also influenced by the nature of existing residential premises which comprise detached houses, several of which are substantial and of heritage significance, generally set well back from the street on large allotments.

It is intended that this existing predominant character, and buildings, fences and vegetation of heritage significance, be conserved. Some new infill development or redevelopment is envisaged due to the Precinct's proximity to the Buderim Village Centre and modest size of some of the existing dwellings compared to their lots. Any such development should be low density and maintain the prevailing character of the Precinct. Detrimental impacts on existing buildings and vegetation of heritage significance should be avoided through respectful design, siting and treatment of new premises.

#### *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.

Other forms of residential accommodation, such as the conversion of existing large dwellings into elegant apartments or carefully located smaller lot development, may be approved if it can be demonstrated that the predominant existing character of the Precinct is maintained or enhanced.

#### *Landscape and Built Form*

The existing buildings and grounds of heritage significance should be conserved and their conservation values not detrimentally affected. Any new premises should be low rise and consistent with the spacious landscape character which presently exists. New development should also contribute to a high level of residential amenity. Where new premises are proposed, a variety of design and development concepts should be explored in order to maintain generous setbacks to buildings and mature vegetation in the established gardens. Such concepts may include conversion of larger existing dwellings to generously-sized apartments and the clustering of compact forms of housing at the rear of lots.

Development sites should conserve existing healthy mature vegetation and incorporate extensive and attractive landscaping. Both native and exotic species may be used to ensure that new landscaping complements the character of the Precinct's existing vegetation and the amenity of its immediate environs. The avenue of mature street trees along Gloucester

Road should be conserved.

Existing mature vegetation should be conserved and enhanced. Where development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of Gloucester Road and adjoining residential premises, and
- restore garden areas that may have been damaged by construction work.
- From Gloucester Road - 10 metres minimum
- From other streets - 4.5 metres minimum
- A minimum of 5 metres from existing buildings of heritage significance, provided that no new building is located in the area between the building of heritage significance and Gloucester Road.

#### **(12) Buderim Scarp Acreage**

*(Precinct Class = Hillslope Residential)*

##### *Intent*

This Precinct comprises existing areas of rural residential sized lots located on the Buderim Scarp. The majority of these lots have conserved substantial tracts of remnant bushland and habitats. Future development should be limited to similar large semi-rural residential lots providing they retain much mature existing vegetation. Reconfiguration of lots to create additional smaller lots should only be considered in circumstances where access to urban services is convenient, where development will not result in any significant loss of mature vegetation and will not detrimentally impact on the character and amenity of adjacent land.

#### *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, mainly Hillslope and Homestead houses where the landscape and environmental values of the area are respected.

#### *Landscape and Built Form*

New buildings should 'sit lightly' in their landscape and be designed to complement its predominantly bushland setting. Lightweight framed construction is preferred to other forms of construction, particularly on sites greater than 15% slope. Development should be sited and designed to avoid erosion and extensive earthworks. Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings and necessary infrastructure.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping

should be undertaken to:

- blend development into the predominant landscape character of its environs,
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

### **Preferred Maximum Density**

- Minimum Site Area per dwelling = 4000 square metres
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
  - degree of exposure to nearby streets and roads and adjacent premises
  - degree of visibility when viewed from further afield
  - opportunities afforded by areas which may be partially cleared or of lower conservation value
  - the need to avoid destruction of mature habitat vegetation.

### **(13) Lower Slopes Residential (Precinct Class = Neighbourhood Residential)**

#### **Intent**

This precinct comprises the lower slopes of the Buderim Scarp and flatter areas which have been, or are intended to be, developed predominantly for low density detached housing. The overall form of existing development is typical of contemporary suburban residential areas. In some areas grid or modified grid pattern streets predominate, while in others there is a proliferation of culs-de-sac. The pattern and character of established areas have been influenced mainly by the precinct's terrain and availability of attractive coastal views in some locations. Pockets of significant remnant vegetation exist, predominantly within the vicinity of the Immanuel Lutheran College which is located centrally within this precinct. However, most of the established residential areas have been extensively cleared.

Most of the established areas are relatively new and little change is expected. Any infill development should be compatible with the scale and siting of existing housing whilst ensuring that mature vegetation is retained. Development in future residential areas should allow for the pattern of streets, lots, open space and built form to conserve existing creeks and mature vegetation of significant environmental value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks.

An existing local neighbourhood centre (Mountain Creek Professional Centre) is located on the corner of Karawatha Drive and Golf Links Road. This centre offers a variety of professional services to the surrounding community, and it is intended that this role be continued.

In addition, an existing local convenience centre is located along Karawatha Drive, on Lot 1 RP 210459. It is intended that this centre should continue as the focus of convenience level shopping for the locality.

#### **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, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

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

- Display home
- Retirement village.

#### **Landscape and Built Form**

New premises in established residential areas should be compatible with the scale and character of premises in its environs. Development in new residential areas should be responsive to its terrain, available views and prevailing climate. It should provide attractive tree-lined streets as well as fine public parks. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new areas. A 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

New buildings should preferably be of lightweight construction and be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

Existing mature vegetation should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

#### **(14) Buderim Eastern Gateway (Retirement Village, Refuse Station and Outdoor Recreation) (Precinct Class = Special Purpose)**

##### **Intent**

This precinct is situated at the eastern edge of Buderim immediately west of the Sunshine Motorway, either side of Mooloolaba Road. The precinct accommodates a number of land intensive uses being the Buderim Retirement Village to the north of Mooloolaba Road, a rubbish tip/refuse transfer station, and parkland and sporting facilities including a regional cricket centre, basketball stadium, netball courts, a lawn bowls club and a golf course and club.

These uses are intended to continue and be further developed if necessary to an extent acceptable to Council having regard to infrastructure capacity, the landscape character of the locality and the amenity of the nearby residential areas.

##### **Preferred and Acceptable Uses**

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose precinct class, in this case a retirement village (north of Mooloolaba Road), and parkland, sporting facilities and Council's waste management works facilities (south of Mooloolaba Road).

Other land intensive uses compatible with the established recreational and municipal uses in the precinct and the nearby residential area may be acceptable in the part of the precinct south of Mooloolaba Road where an appropriate type and scale of development is proposed.

##### **Landscape and Built Form**

Any new development should provide for high standards of building siting, design and finish, and landscaping, which has regard to the relatively high visibility of the precinct from the Motorway and from the surrounding residential areas. The precinct is intended to continue to present as an open, "greenspace" gateway at the main western entry to the Planning Area.

#### **(15) Wise's Farm South (Precinct Class = Neighbourhood Residential)**

##### **Intent**

This precinct is part of the original Wise's Farm. Much of the precinct has been cleared for farm use but it is nonetheless an appealing area with more elevated lands having coastal views and lower-lying areas enjoying views back to the dramatic Buderim escarpment. Most of the precinct consists of undulating land suitable for urban development with attractive mature trees along its creeks and some wetland areas. The precinct provides an opportunity to achieve an innovative and sensitive urban development outcomes.

The precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. Development should provide for the retention of existing creeks, wetlands and mature vegetation, and should create appropriate access links to the established surrounding residential communities.

A variety of housing types should be provided. The locations of different densities and forms of accommodation should be influenced by considerations of terrain, accessibility to public transport, local centre facilities and public open space. Development within the precinct as a whole should achieve a minimum gross density of 12 dwellings per hectare and maximum of 15 dwellings per hectare.

Development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, centres and community facilities and public parks. Development should incorporate a Local (convenience) Centre and community facilities in a location that will serve residents in the precinct and adjacent localities.

##### **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.

The predominant form of residential development should comprise Detached houses. However development should provide a mix of dwelling types and densities. These may include small-lot and multi-unit residential accommodation.

The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within a convenient walking distance of 250 metres from a Centre as well as public parks of over 4000 square metres in area and public transport facilities.

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The following uses may also be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Detached houses (Courtyard, Cottage and Group)
- Display home
- Fast food store (in a Local (convenience) Centre)
- Medical centre (in a Local (convenience) Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local (convenience) Centre).

#### **Landscape and Built Form**

Future development should be designed to contribute to environmental sustainability. Housing development should be arranged to encourage pedestrian trips and also be responsive to the locality's terrain, available views and climate. Development should be sited and designed to avoid loss of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as public parks should be created in new residential developments. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-afforestation of the hillsides and creeks and softening the visual impact of urban development. Filling of natural drainage areas should be minimised.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.
- Maximum land parcel size for any one development of housing other than traditional Detached houses = 5000 square metres.

#### **(16) Buderim Northern Escarpment Remnants Environmental Area (Precinct Class = Special Purpose)**

##### *Intent*

This Precinct includes the regionally significant Buderim Forest Park Network and the Eric Joseph Foote War Memorial Sanctuary, both located on the northern escarpment of the Buderim plateau. It is intended that these areas of significant remnant vegetation be preserved for their visual, environmental and cultural value to the region.

##### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case public parkland.

##### *Landscape and Built Form*

The existing character and qualities of the park are to be maintained and enhanced.