



## Buderim

Council is proposing an amendment to the *Sunshine Coast Planning Scheme 2014 (the Planning Scheme)*, which includes changes to the zoning, maximum building height, local plan precincts/elements and/or planning scheme provisions for specific sites located at Buderim, Maroochydore, Mooloolaba, Peregian South, Woombye and Yandina.

This information sheet provides details on the proposed changes relating to the specific sites in Buderim.

### What land at Buderim does the proposed amendment relate to?

The proposed amendment relates to specific sites located at:

- Power Road and Starling Street, Buderim;
- Jorl Court and Roms Court, Buderim;
- Lavarack Crescent, Buderim;
- Quorn Close, Buderim; and
- Dixon Road, Buderim.

### What is proposed in the amendment at Buderim?

#### *Power Road and Starling Street, Buderim*

The land subject to the proposed amendment comprises Lot 70 on SP310631, Lot 30 and Lot 31 on SP293861, located between Power Road and Starling Street, Buderim (refer to **Figure 1**).

**Figure 1: Land subject to proposed amendment**



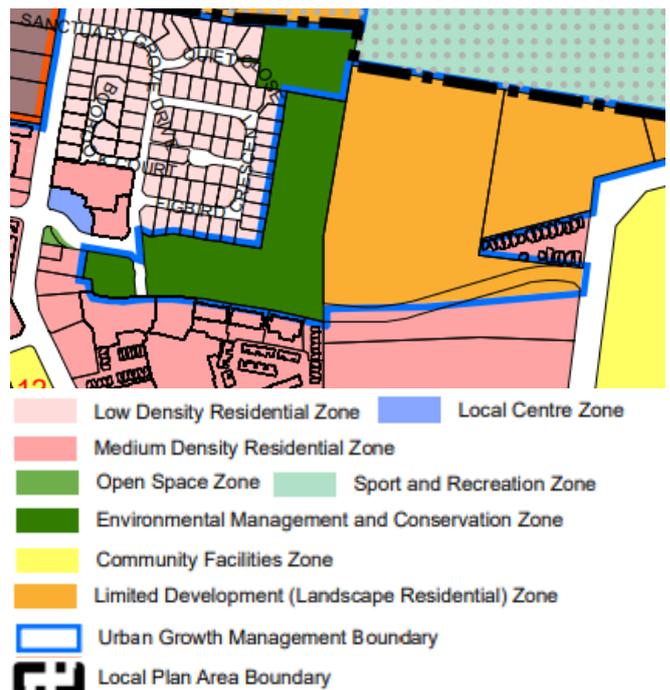
The subject land is affected by the planned Goshawk Boulevard connection. Planning for the Goshawk Boulevard connection has been in place since the late 1990's. Council purchased the land in 2003 and adopted the Goshawk Boulevard extension at its Ordinary Meeting of September 2007 (refer to **Figure 2**).

**Figure 2: Endorsed Road Alignment**



Under the Planning Scheme, the subject land is located in the Sippy Downs Local plan area and is currently included in the Medium density residential, Limited development (landscape residential) and the Environmental management and conservation zones (refer **Figure 3**).

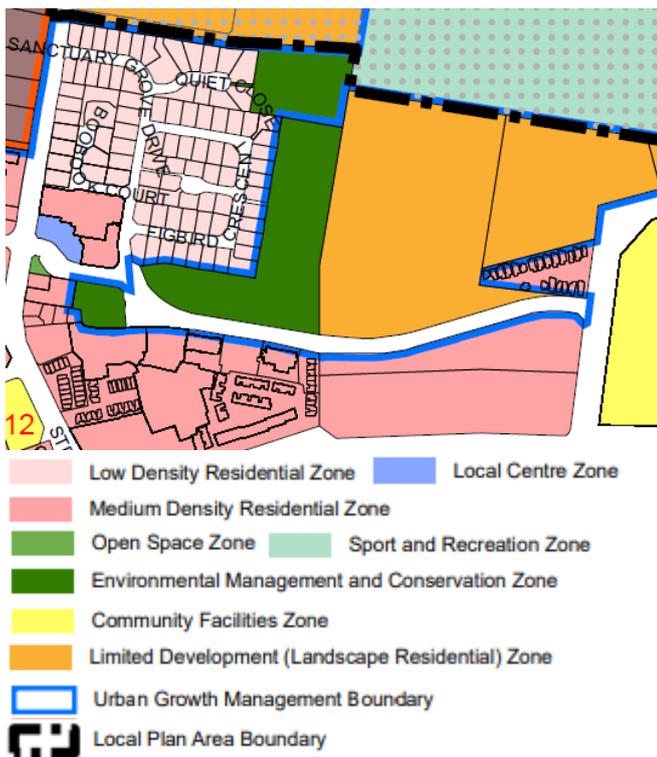
**Figure 3: Current zoning**



The proposed amendment is to reflect the finalisation of the Goshawk Boulevard connection project.

It is proposed to remove the zoning over that part of Lot 70 on SP310631, Lot 30 and Lot 31 on SP293861 that is within the road reserve. It is also proposed to include all of Lot 30 on SP293861 in the Limited development (landscape residential) zone and all of Lot 31 on SP293861 in the Medium density residential zone and amend the Urban Growth Management Boundary to reflect the new extent of urban development on the Sippy Downs Local Plan Area Zone Map (refer to **Figure 4**).

**Figure 4: Proposed zoning**



**Jorl Court and Roms Court, Buderim**

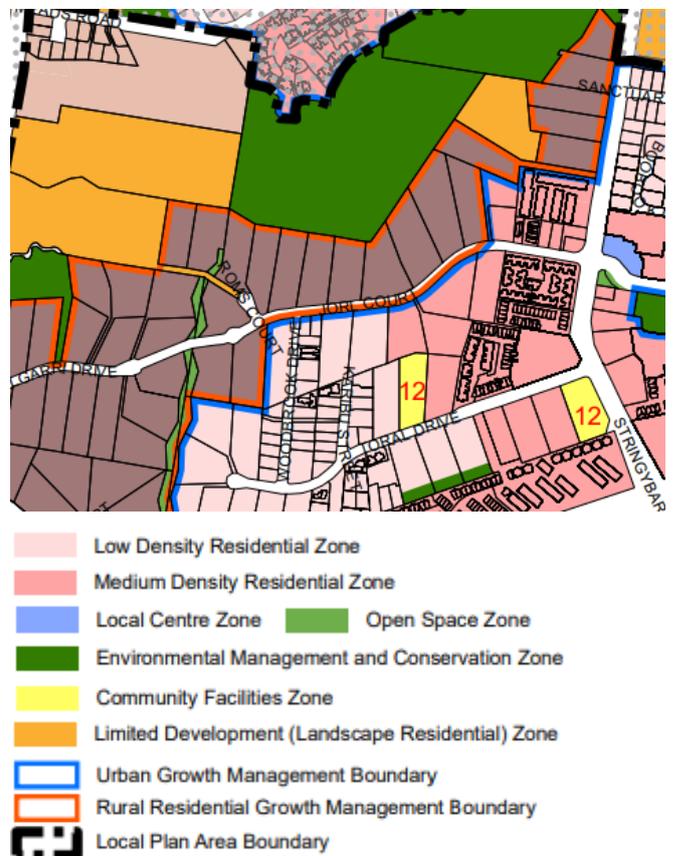
The land subject to the proposed amendment comprises (Lots 13 to 16 on RP839362, Lots 17 to 20 and Lots 24 to 26 on RP843835 and Lot 21 on RP845434), located along Jorl Court and Roms Court, Buderim (refer to **Figure 5**).

**Figure 5: Land subject to proposed amendment**



Under the Planning Scheme, the subject land is included in the Sippy Downs Local plan area and is predominantly included in the Rural residential zone (refer to **Figure 6**).

**Figure 6: Current zoning**



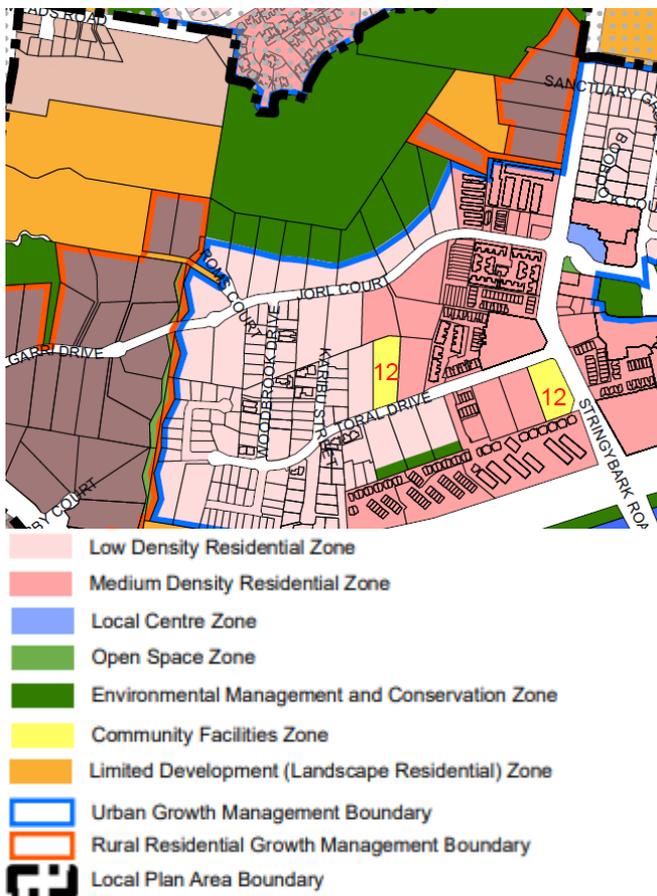
It is proposed to amend the zoning of the existing Rural residential zoned lots along the northern side of Jorl Court to include:

- the front portion in the Low density residential zone, to complement the adjacent Low and Medium density residential zoned land; and
- the rear portion, constrained by flooding, native vegetation, wetlands (including matters of state environmental significance) and drainage easements, in the Environmental management and conservation zone. This is to provide for the ongoing protection of this land for environmental and drainage purposes. The boundary of the proposed Environmental management and conservation zone is proposed to follow the boundary of the drainage easement.

The properties at the end and south-west of Jorl Court (Lots 24, 25 and 26 on RP843835) are proposed to be included in the Low density residential zone. Refer to **Figure 7**.

It is also proposed to amend the Urban Growth Management Boundary and Rural Residential Growth Management Boundary to reflect the proposed zoning changes. Specific provisions are also proposed to be included in the Sippy Downs local plan code in relation to road widening, indented parking and drainage.

**Figure 7: Proposed zoning**



**Lavarack Crescent, Buderim**

The proposed amendment relates to land located at 3, 6 and 31 Lavarack Crescent, Buderim (Lot 2 and Lot 12 on RP90687 and Lot 8 on RP95934) (refer to **Figure 8**).

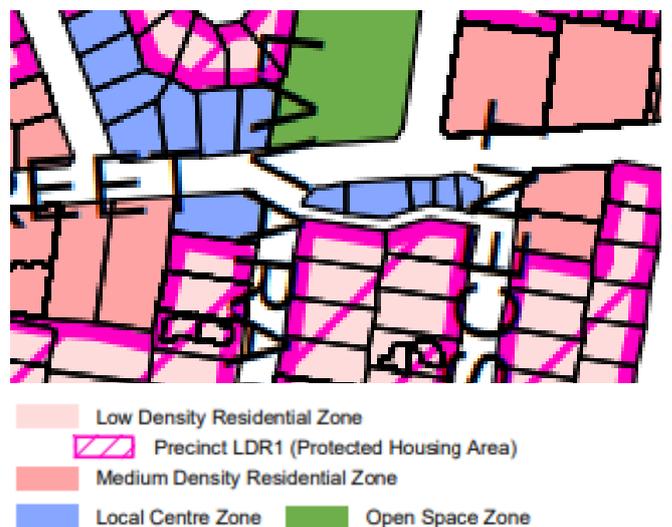
**Figure 8: Land subject to proposed amendment**



At Council’s Ordinary Meeting held on 17 October 2019, Council refused a development application (MCU18/0216) for a Material Change of Use for an extension to an existing service station located at 2-4 and 6 Lavarack Crescent, Buderim. In addition to refusing the subject development application, Council also resolved to “*further consider the zoning of the land subject to the development application as part of the next planning scheme or major planning scheme review.*”

Under the Planning Scheme, 2-4 Lavarack Crescent (Lot 1 on RP90687) is currently included in the Local centre zone. The adjoining Lot 2 on RP90687 (6 Lavarack Crescent) is currently included in the Low density residential zone - Precinct LDR1 (Protected Housing Area) (refer **Figure 9**). The subject land is also included in the Buderim Local plan code.

**Figure 9: Current zoning**



The land at 3 Lavarack Crescent and 31 Lavarack Crescent (Lot 12 on RP90687 and Lot 8 on RP95934), which is currently included in the Low density residential zone - Precinct LDR1 (Protected Housing Area) under the Planning Scheme, has also been included in this review, given:

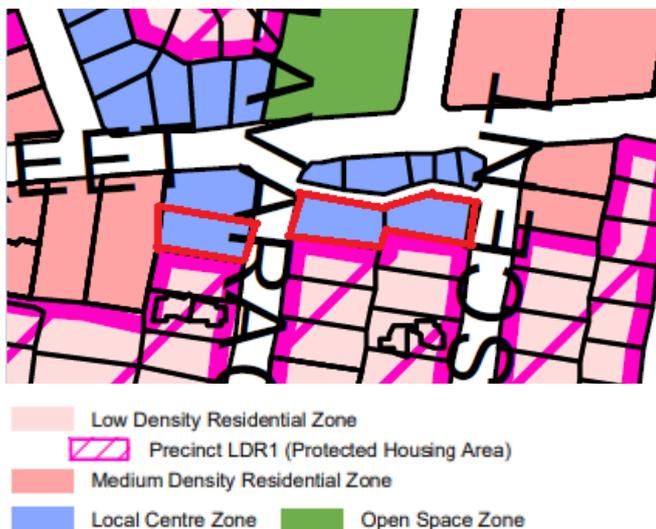
- the existing medical related businesses operating on this land; and
- its adjacency to land currently included in the Local centre zone with frontage to Lavarack Lane (and King Street).

A review of economic advice prepared in relation to MCU18/0216, indicates that there is a strong level of community, economic and planning need for an old style service station to become a more modern and competitive service station.

Having regard to this advice and to provide a logical extension of the existing service station use at 2-4 Lavarack Crescent, it is proposed to amend the zoning of 6 Lavarack Crescent, from the Low density residential zone (Precinct LDR1 (Protected Housing Area)) to the Local centre zone, to facilitate a new, more modern service station on the subject land (refer to **Figure 10**).

It is also proposed to amend the zoning of 3 and 31 Lavarack Crescent from the Low density residential (Precinct LDR1 (Protected Housing Area)) to the Local centre zone, to reflect the current use of this land for business uses (refer to **Figure 10**). The inclusion of these sites in the Local centre zone will create a more contiguous local centre along King Street at Buderim.

**Figure 10: Proposed zoning**



Under the Planning Scheme, development for the purposes of a service station in the Local centre zone is currently subject to Impact assessment and is an inconsistent use in a local (not full service) activity centre.

To provide for the expansion or redevelopment of an existing service station where located within a Local

centre zone and identified as a local (not full service) activity centre, it is proposed to amend the Local Centre zone code (i.e. Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone)) to include a service station as a potentially consistent use, if replacing an existing service station and located in a local (not full service) activity centre. Development for a service station in the Local centre zone (where in a local (not full service) activity centre will continue to be subject to an Impact assessable development application, which includes public consultation.

### 33 Quorn Close, Buderim

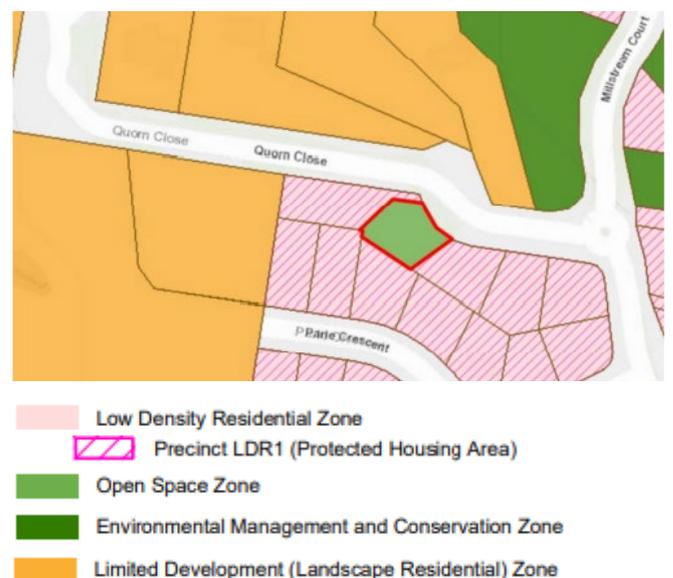
The proposed amendment relates to land located at 33 Quorn Close, Buderim (Lot 2 on RP183878) (refer to **Figure 11**). The subject land is currently under Council ownership and has been identified as being underutilised and surplus to Council's requirements.

**Figure 11: Land subject to proposed amendment**



Under the Planning Scheme, the subject land is currently included in the Open space zone within the Buderim Local plan area (refer to **Figure 12**).

**Figure 12: Current zoning**



There are no park assets on the site. The upper Quorn Close entry to the Buderim Forest Park and Falls, which includes a memorial garden, picnic/barbeque facilities, toilets and parking, is located approximately 60 metres to north of the subject land.

Given the limited utilisation of the land for amenity or recreation purposes, it is proposed to amend the zoning of Lot 2 on RP183878 from the Open space zone to the Low density residential zone - Precinct LDR-1 (Protected Housing Area), which is reflective of the previous residential designation under the former *Maroochy Plan 2000* and is consistent with the existing prevailing zoning of adjoining land under the Planning Scheme (refer to **Figure 13**). The proposed zoning change will enable the land to be more easily developed for residential purposes in the future.

It is also proposed to amend Figure 7.2.5A (Buderim Local Plan Elements) of the Buderim Local Plan Code, to remove the 'greenspace' designation over the site.

**Figure 13: Proposed zoning**



**22 Dixon Road, Buderim**

The proposed amendment relates to land located at 22 Dixon Road, Buderim (Lot 11 on RP883261) (refer to **Figure 14**).

**Figure 14: Land subject to proposed amendment**



Under the Planning Scheme, the subject land is currently included in the Limited development (Landscape residential) zone (refer to **Figure 15**) and is located within the Buderim Local plan area, outside of the Urban Growth Management Boundary.

**Figure 15: Current zoning**

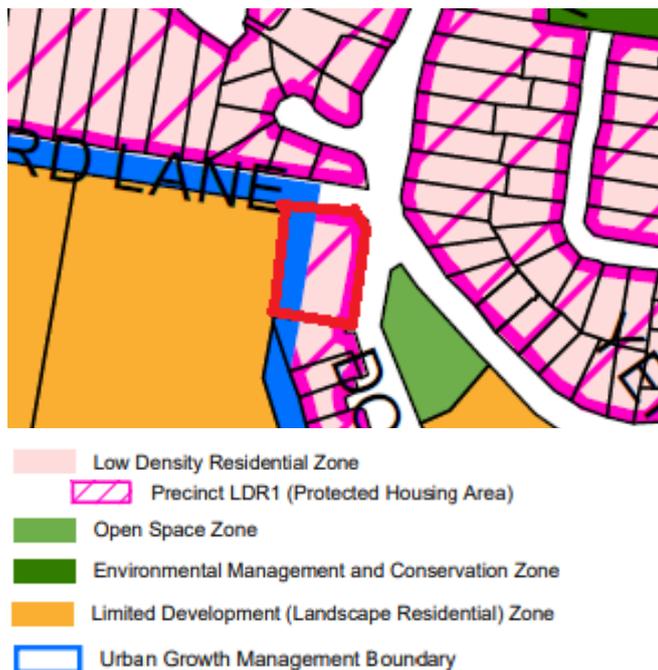


In November 2008, Council issued a Development Permit for Reconfiguring a lot (1 into 2 lots) under the former *Maroochy Plan 2000* (REC07/0019). This approval has since lapsed. A Geotechnical Report prepared as part of the development application stated that whilst the site is suitable for subdivision with a stable house site is available, good engineering practices are recommended to address the geotechnical and slope stability constraints on the site.

Having regard to this, it is proposed to amend the zoning of the subject land from the Limited development (landscape residential) zone to the Low density residential zone - Precinct LDR1 (Protected Housing), which is consistent with the prevailing residential zoning in the Buderim Local plan area. It is also proposed to amend the Urban Growth Management Boundary to reflect the proposed zoning changes. Refer to **Figure 16**.

It is also proposed to include specific provisions in the Buderim Local Plan Code to limit the subdivision of the land to a maximum of 2 lots, to be consistent with the former Development Permit.

**Figure 16: Proposed zoning**



## How can I find out more or make a submission?

The proposed amendment is on public consultation from **Monday, 21 November to Monday, 19 December 2022** (inclusive).

For further details on the proposed amendment (full documentation) can be:

- viewed and/or purchased at Council's Development Information Counter at 54 First Avenue, Maroochydore;
- viewed at Council's administration buildings in Caloundra and Nambour; and
- downloaded from Council's website: <https://haveyoursay.sunshinecoast.qld.gov.au>

Any person may make a written submission to Council about the proposed amendment during the public consultation period. The website also provides details on how to make a submission. Submissions are to be received by Council no later than **4:30pm on Monday, 19 December 2022**.

For further information, please contact Council's Strategic Planning Branch on (07) 5420 8953 or email [planningscheme@sunshinecoast.qld.gov.au](mailto:planningscheme@sunshinecoast.qld.gov.au)