

Buderim and Surrounds

Description

The proposed **Buderim and Surrounds Local Plan Area (LPA)** is located centrally on the Sunshine Coast close to the coastline. It reflects the existing communities of interest of Buderim and Mons and parts of Mountain Creek, Forest Glen and Tanawha. The proposed local plan area contains highly constrained steep and vegetated areas on the Buderim escarpment. Buderim has a traditional main street and village character surrounded by leafy suburbs. The proposed boundary of the Buderim and Surrounds LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding and native vegetation. There are opportunities for some further growth and development in the undeveloped area along Wises Road/ North Buderim Boulevard and parts of Forest Glen.

Draft vision statement

The Buderim and Surrounds Local Plan Area remains a predominantly low intensity area, where leafy suburban and rural residential communities sit lightly in the landscape, intertwined with large areas of vegetation and open space.

The undeveloped parts of the escarpment are protected, and the mosaic of native vegetation on the slopes and foothills of Buderim Mountain continues to make a significant contribution to the character of the local plan area, and the broader Sunshine Coast region. Travellers along the Bruce Highway, Mons Road and the Tanawha Tourist Drive continue to enjoy the scenic qualities offered by this forested landscape setting.

Communities within the local plan area enjoy a quiet, relaxed lifestyle with high levels of accessibility to the coast. Development is low key and low rise, with the suburbs of Buderim and Mountain Creek retaining a traditional suburban character, and Tanawha, Mons and the majority of Forest Glen, retaining a rural residential character in a bushland setting.

The Buderim Town Centre with its village character and traditional, poinciana lined main street, remains the largest centre in the local plan area. Limited and low-rise dual occupancies, townhouses and small-scale apartments have developed incrementally around Buderim Town Centre and at North Buderim, improving housing diversity.

Forest Glen local centre has developed into a cohesive and functional village providing local goods and services, supported by light industry. Although some intensification has occurred around this centre in line with previous development commitments, this has not been further extended South of the Sunshine Motorway, the undeveloped portion of Wises Farm is developed in a way that responds to its local setting, its close proximity to Maroochydore City Centre, and its physical constraints.

Role in the Sunshine Coast region

In a region-wide context, the Buderim and Surrounds LPA provides:



Suburban living



Rural residential living



Regional landscape (Buderim escarpment)



Major habitat and biodiversity

**the area may also provide other functions at a local level.*



Buderim and Surrounds

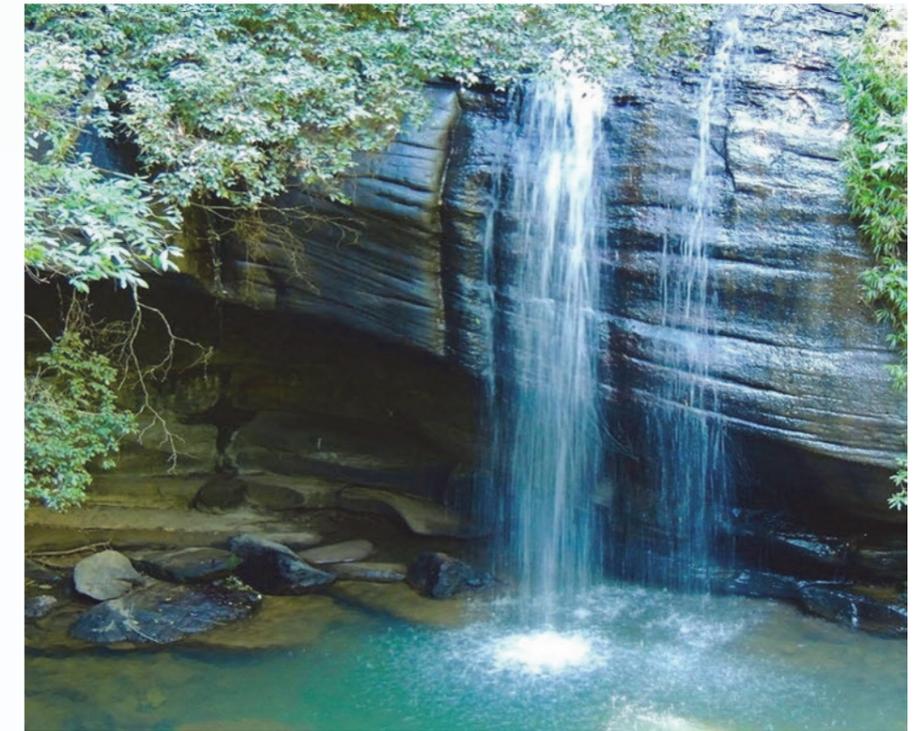
Proposed Planning Directions

The following are proposed planning directions for Buderim and Surrounds Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Retain the Limited Development Zone
- Maintain the leafy, tree-lined character of Buderim's main street and surrounding areas
- Allow for some limited low-medium density housing such as dual occupancies and townhouses around Buderim Centre (within existing zonings) and close to the centre in North Buderim to improve housing diversity
- No further expansion of Buderim Centre and retain strong provisions to discourage out-of-centre development (**Map Ref. 1**)
- Consolidate Forest Glen Centre with no further expansion of the centre or urban area (**Map Ref. 2**)
- Reflect the Forest Glen and North Buderim Centres as full-service local centres in line with their existing/approved function (**Map Ref. 3**)
- Review future land use intent for the undeveloped portion of Wises Farm (**Map Ref. 4**)
- Retain the natural vegetated character of Forest Glen, Tanawha and Mons
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Review provisions relating to the establishment of service stations within centres

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed

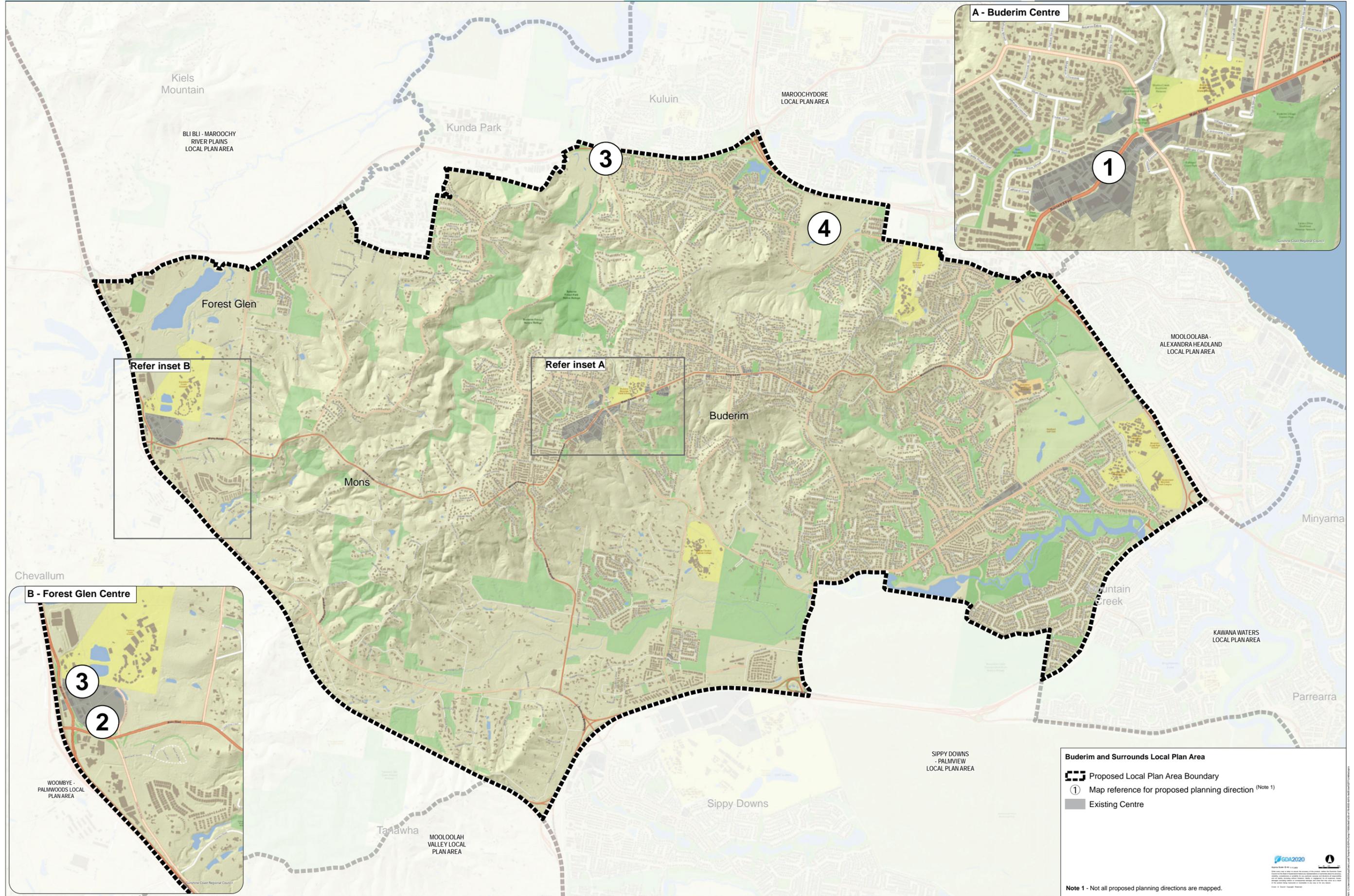


Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to haveyoursay.sunshinecoast.qld.gov.au





Buderim and Surrounds Local Plan Area

- Proposed Local Plan Area Boundary
- Map reference for proposed planning direction (Note 1)
- Existing Centre

Note 1 - Not all proposed planning directions are mapped.

GDA2020

Date: Tuesday, 9 November 2021

DRAFT Sunshine Coast Planning Scheme 2021