

Eumundi – Doonan

Description

The proposed **Eumundi – Doonan Local Plan Area** (LPA) is located along the northern boundary of the Sunshine Coast local government area. It comprises the existing communities of interest of Eumundi, Doonan and Verrierdale as well as the localities of Eerwah Vale, Weyba Downs and the rural parts of Peregrine Beach around Lake Weyba. This area incorporates a mix of coastal lowlands and elevated rural and rural residential areas. The proposed boundary of the Eumundi – Doonan LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited, primarily due to physical and environmental constraints such as steep and unstable land, bushfire, flooding, native vegetation, water quality issues associated with Lake Weyba and productive agricultural land.

Draft vision statement

The Eumundi – Doonan Local Plan Area continues to accommodate a mosaic of rural activities and large tracts of remnant vegetation, as well as the small township of Eumundi and the rural residential community of Doonan. The protection of natural and rural attributes ensures that the local plan area remains a productive and naturally attractive rural area which provides a scenic northern gateway to the Sunshine Coast.

The township of Eumundi, focussed around its traditional main street, remains a small country town with a distinctive village character and identity, set in an attractive rural landscape of rolling hills and coastal plains. Tree-lined streets, large urban lots, low-key low-rise buildings, and the natural bushland and rural land surrounding the town, continue to provide a lush green country atmosphere and backdrop.

Boutique shopping and cafes and rural-based tourism, including markets, will continue to be a focus for the town, in a manner that is consistent with the character of the town. Local shopping opportunities have improved with the establishment of a small supermarket in the town.

Doonan remains an attractive rural residential area, where residents enjoy a semi-rural lifestyle on large lots in a bushland setting. Rural communities in Eerwah Vale, Verrierdale and Yandina Creek have experienced little change. These areas continue to accommodate rural activities and significant expanses of bushland habitat.

The water quality, habitat and scenic values of Lake Weyba are protected, with no further intensification of development occurring in this area except limited small-scale low impact tourism and recreation activities.

Role in the Sunshine Coast region

In a region-wide context, the Eumundi – Doonan LPA provides:

-  Hinterland, rural and rural residential living
-  Regional landscape
-  Rural production
-  Major habitat and biodiversity

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



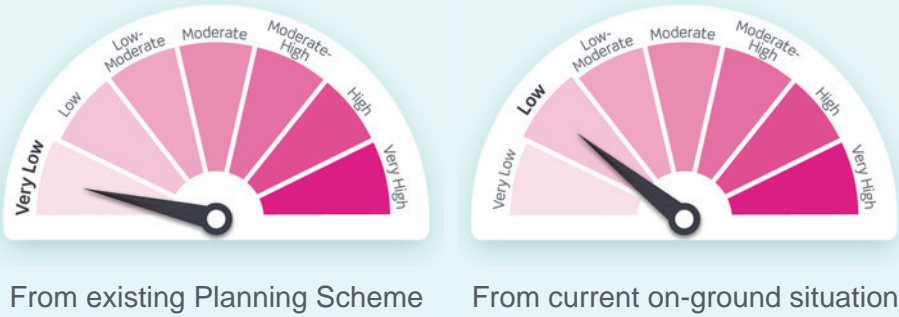
Proposed Planning Directions

The following are proposed planning directions for Eumundi – Doonan Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- Retain large urban and rural residential minimum lot sizes
- No or minimal change to growth management boundaries
- Maintain current limits on market activity in Eumundi
- Review centre zone to ensure appropriate opportunities for a small supermarket in Eumundi (**Map Ref. 1**)
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Protect water quality in Lake Weyba
- Maintain controls on signage, especially in rural areas and along scenic routes
- Maintain limits on vegetation clearing to preserve habitat and landscape values

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



