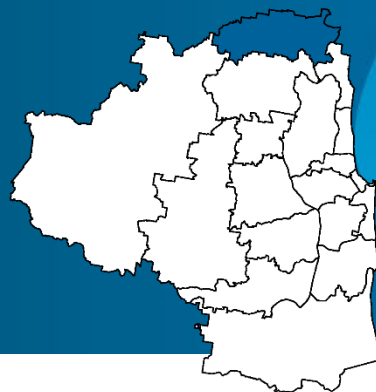


Proposed Sunshine Coast Planning Scheme Eumundi - Doonan Local Plan Area

Information Sheet



Location and setting

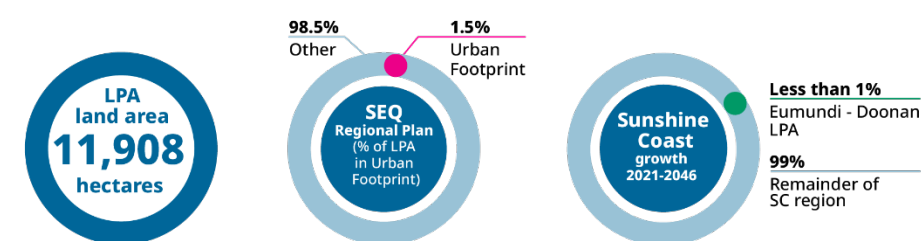
The proposed **Eumundi - Doonan Local Plan Area** (LPA) is located along the northern boundary of the Sunshine Coast local government area. It comprises the existing communities of interest of Eumundi, Doonan and Verrierdale as well as the localities of Eerwah Vale, Weyba Downs and the rural parts of 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 can be viewed in [ePlan](#).

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.

Share of region's growth

The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities close to existing and planned public transport. Planned growth will vary across the region depending on the location and, in some cases, will be further managed by requirements in local plans.

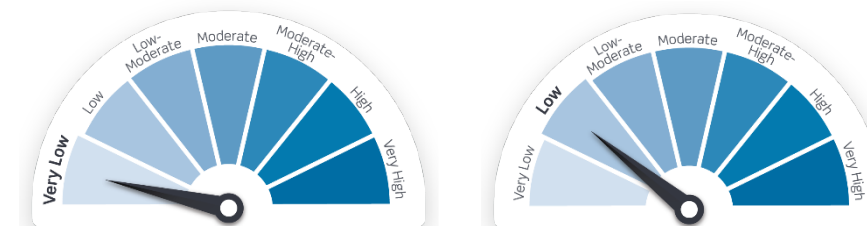


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are intended to provide an indication of relative growth across the Sunshine Coast, to assist the community to understand where growth is proposed to be accommodated under the proposed planning scheme.

Disclaimer The content of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand locally specific changes in the proposed planning scheme. Not all proposed changes are listed. Please refer to the other Information Sheets and the proposed planning scheme [ePlan](#) for further detail. © Sunshine Coast Regional Council 2025

What are the proposed changes?

Level of change proposed



From current Planning Scheme

From existing (on-ground) situation

Changes between the current and proposed planning schemes for the Eumundi - Doonan LPA include:

Land use

- No zoning changes proposed for most properties.
- Eumundi Butter Factory Precinct proposed to be included in the Local Centre Zone and extended to include new sites in this proposed zone along Memorial Drive.
- Some additional areas of Low-Medium Density Residential Zone proposed in Memorial Drive (adjacent to the Eumundi Butter Factory Precinct) and Albert Street and Caplick Way close to the business centre.
- Former part of the Noosa Valley Golf Course proposed to be included in the Rural Residential Zone and Limited Development Zone.
- Noosa Pengari Steiner School proposed to be included in the Community Facilities Zone.
- Some changes proposed to the Rural Residential Zone and Limited Development Zone in Doonan to reflect recent subdivisions and high flood risk areas.
- Public land intended for conservation purposes proposed to be included in the Environmental Management and Conservation Zone.

Explainer: Some properties have been converted to an equivalent new zone under the proposed planning scheme. For example, residential zones are proposed to better align to building height categories. For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits generally proposed to be maintained for most properties.
- Eumundi Butter Factory Precinct - proposed change from 8.5m to 2 storeys and 10m to reflect proposed change to Local Centre Zone.
- Noosa Pengari Steiner School - proposed change from 8.5m to 3 storeys and 12m to reflect proposed Community Facilities Zone.

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

- No changes to minimum lot sizes proposed.

Other matters

- Proposed increase in floor area size limit for a supermarket in Eumundi from 1,000m² to nominally 1,200m² - 1,500m².
- New local plan code provisions proposed to regulate new development in the existing rural service node at Eumundi-Noosa Road, Doonan, and in the Rural Zone at Weyba Downs.
- Protections for local heritage places and character areas to be maintained.
- Provisions to protect scenic amenity reviewed and strengthened through the Scenic Amenity Overlay.
- Provisions to protect valuable agricultural areas maintained and strengthened through a new Agricultural Land Overlay.
- Built form elements to be low-rise and compatible with the scale and character of surrounding areas and vegetation.



Proposed vision

The Eumundi - Doonan Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

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

Note: The area may also provide other functions at a local level.

Get to know the detail

The proposed Eumundi - Doonan Local Plan includes detailed assessment provisions for development which seek to achieve the intended vision for the local plan area. A complete version of the proposed Local Plan can be viewed in [ePlan](#).

Visit haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme to view the proposed planning scheme and provide your feedback using the online submission form.

