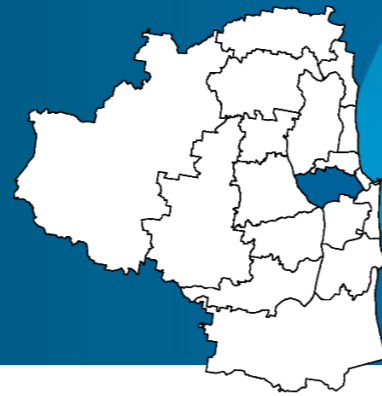


Proposed Sunshine Coast Planning Scheme Buderim and Surrounds Local Plan Area



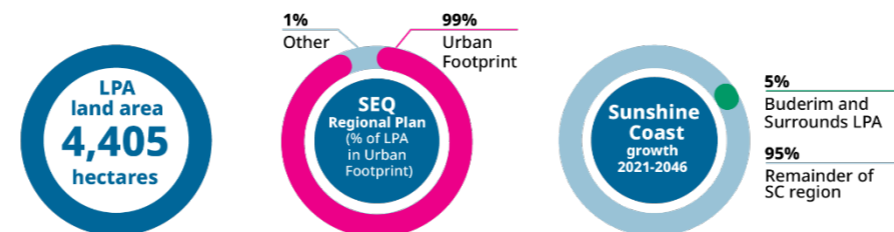
Location and setting

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 can be viewed in [ePlan](#). 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.

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.

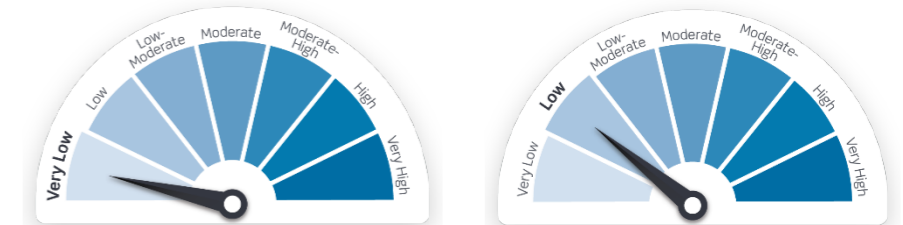


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are 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 Buderim and Surrounds LPA include:

Land use

- No zoning changes proposed for most properties.
- Some additional areas of Low-Medium Density Residential Zone proposed close to centres.
- New Medium Density Residential Zone proposed at Starling Street, Power Road and Glen Kyle Drive.
- New areas of Low Density Residential Zone proposed at Parsons Road, Forest Glen.
- Proposed zoning changes to align with recent subdivisions and development approvals.
- Some properties proposed to be included in the Limited Development Zone in response to high flood hazard.

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 height categories. Similarly, smaller local centres have been included in the new Neighbourhood Centre Zone. For further information, refer to the relevant [Zone Information Sheets](#).

Buderim and Surrounds

Building height limits

- Building height limits generally proposed to be maintained at 2 storeys and 8.5m.
- Buderim Private Hospital site - proposed building height limit change from 8.5m to 3 storeys and 12m.
- Wises Farm (north of Wises Road) - proposed building height limit change from 8.5m to 3 - 4 storeys (12 - 15m).
- Proposed building height limit increases in new Medium Density Residential Zone areas from 8.5m to 3 storeys and 12m, aside from Power Road (south) which is proposed at 4 storeys and 15m.

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. In some areas, this means the maximum height in metres has increased to retain the yield in storeys that could have been achieved under the current planning scheme height in metres allowance. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

- Minimum lot size in the Low Density Residential Zone at Buderim generally retained at 700m².
- Low Density Residential Zone at Jorl Court/Sanctuary Grove Drive, Buderim and at Forest Glen proposed to change from 600m² to 450m²
- No changes to minimum lot size proposed for the Rural Residential Zone.

Other matters

- New provisions for Wises Farm (Emerging Community Zone land north and south of Wises Road and North Buderim Boulevard) to better recognise site opportunities and constraints and provide improved local planning guidance.
- New local activity centre recognised at Buderim North following recent expansion.

Proposed vision

The Buderim and Surrounds Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

The Buderim and Surrounds Local Plan Area remains a predominantly low intensity urban 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 be a prominent feature defining 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 hilly 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.

The 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, the centre has not been further extended.

In the northern part of the local plan area, the undeveloped portion of Wises Farm has developed as a new master planned residential community in a way that responds to its local setting, its proximity to Maroochydore City Centre, and the physical characteristics and values of the site.

Community and sporting facilities including the Sunshine Coast Private Hospital, the Buderim Village community facilities, several private and state schools, and the Ballinger Park and Elizabeth Daniel sports facilities, have been consolidated and upgraded to meet the continuing needs of the local plan area and the central Sunshine Coast.

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

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

Get to know the detail

The proposed Buderim and Surrounds 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.

