

7.2 Buderim Local Area Code

PURPOSE

The purpose of this code is to provide for the achievement of Council's Planning Area intentions for Buderim, particularly the:

- (i) "Townscape and Built Form" intentions for the Buderim Village Centre Precinct and the Buderim Community Facilities Precinct, and
- (ii) To enable, within the Buderim Central Residential Precinct, flexibility in building siting and design, while protecting reasonable neighbour amenity expectations and maintaining appropriate residential character; and

(iii) To ensure development within the Hillslope Residential Precinct or on the ridgeline of the Buderim escarpment maintains the dominance of important topography and natural vegetation.

(1) Element: Building Appearance

PURPOSE

To create a vibrant sub-tropical mountain village which promotes a "sense of place" for Buderim using architecture which is responsive to its natural and cultural environment and climate, and not using replica architecture which creates a false historic theme.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|--|---|
| P1 Buildings and their entries must be readily apparent from the street. | A1 Buildings adjacent to the public street address the street by having a front door and windows facing the street |
| P2 Building height at the street frontage must maintain a scale compatible with surrounding premises. | A2 Differences in height between existing buildings and new buildings are not more than one storey or 3.5 metres (whichever is the lesser) when viewed from the public street and adjoining properties. This requirement applies to the building for a depth of one room. |
| P3 Buildings must reflect relevant features of the prevailing character of surrounding attractive streetscapes, and built-form character which has been identified as part of the desired future character of the area. | <i>(in relation to P3 and P4)</i> A3 Buildings viewed from the public street and adjoining properties, have a dominant roof form with a minimum pitch of 25 (1 in 2) responds to Buderim's sub-tropical climate and rainfall conditions. Where adjacent roofs are flat, steeper roof pitches that contribute to the streetscape are permitted AND |
| P4 Buildings must be designed to enhance existing attractive built-form character by translating the following characteristics found in the surrounding built-form into innovative design solutions: <ul style="list-style-type: none"> • mass and proportion • building materials, patterns, textures, colours and decorative elements • ground floor height above natural ground level • floor to ceiling height • roof form and pitch • facade articulation, detailing, and window and door proportions • verandahs, eaves and parapets • driveway crossovers, fence style and alignment • landscaping. | A4 Buildings have pedestrian sun and rain shelters (awnings) of a design compatible with that on adjoining properties AND A5 Building design, roof form, detailing and materials visible from public areas and adjoining properties are not in strong visual contrast with the character of attractive neighbouring buildings. Materials to be avoided include:- <ul style="list-style-type: none"> • glazed curtain walls • unrelieved painted, render or similar finishes • unarticulated concrete surfaces • unarticulated cladding systems • fluorescent and iridescent paints. Colours to be avoided include metallic and reflective finishes AND A6 Building design enables individual tenancies and/or dwellings to be clearly identified from public streets. AND |

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| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|----------------------|---|
| P4 continued | <p>A7 Buildings have a maximum unarticulated length of 15 metres to the public street frontage. Punctuation by bay windows, verandahs, balconies or wall offsets is considered to be adequate articulation.</p> <p>AND</p> <p>A8 Buildings two or more storeys in height are to be designed to provide balconies at the storeys above ground storey.</p> <p>AND</p> <p>A9 Building design is to provide for mechanical plant and equipment such that it is not visible from the public street and adjoining properties.</p> |

(2) Element: Landscaping and Open Space

PURPOSE

To protect Buderim’s stands of vegetation, surrounding natural environment and ecological features of heritage value which contribute to its unique character, whilst landscaping new premises to enhance Buderim’s environment.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|---|---|
| <p>P1 Landscaping works must soften the impact of hard paving and building surfaces or to enhance street environments and the cohesion of adjoining premises.</p> <p>P2 Landscaping must consist predominantly of local, native species, proven tolerant of growing within urban surroundings.</p> | <p><i>(in relation to P1 and P2)</i></p> <p>A1 Landscaping in accordance with the Code for Landscaping Design and an approved landscape plan that shows proposed works in compliance with the performance criteria.</p> <p>AND</p> <p>A2 Development allows the creation of a canopy layer within Buderim comprising “Pine Blade Landmarks”, landscaped roundabouts, “Fig Corners”, “Poinciana Avenues” and a “Trellis Layer” as illustrated in Diagrams BVMP 1 to 9.</p> |
| <p>P3 Development must conserve the Buderim escarpment and other sensitive environmental features (such as slip prone areas, major creeks, riparian habitat) as open space incorporated into the design of new or existing neighbourhoods, using ecologically sustainable principles.</p> <p>P4 Development within the Hillslope Residential Precincts, or on the ridgeline of the Buderim must:</p> <ul style="list-style-type: none"> • maintain the dominance of important topography and natural vegetation • minimise the extent of site works, and • minimise the visual scarring of significant natural elements. | <p><i>(in relation to P3 and P4)</i></p> <p>A3.1 The dedication of areas having vegetation, landforms or waterways of conservation value as public open space.</p> <p>AND</p> <p>A3.2 The development of public space as illustrated in Diagrams BVMP 15 and 16.</p> <p>AND</p> <p>A3.3 Roof lines of buildings in the Hillslope Residential Precincts designed to be lower than the surrounding tree canopy</p> <p>AND</p> <p>A3.4 In the Hillslope Residential Precincts, buildings are pole and frame construction, designed to step with the contours of the land, rather than slab on ground.</p> <p>AND</p> <p>A3.5 Buildings and roadway pavement on sites in the Hillslope Residential Precincts are not to cover more than 25% of the site.</p> <p>AND</p> <p>A3.6 Buildings in the Hillslope Residential Precincts located in existing clearings or previously disturbed areas with low ecological values to minimise the removal of vegetation.</p> |

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| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|--|--|
| P4 continued | <p>AND</p> <p>A3.7 Buildings in the Hillslope Residential Precincts are located in existing clearings or previously disturbed areas with low ecological values to minimise the removal of vegetation.</p> <p>AND</p> <p>A3.8 The colours of materials and paints used on buildings in the Hillslope Residential Precincts, and on the ridgeline of the Buderim escarpment, being the natural hues of the surrounding vegetation, timbers and the earth's soil.</p> <p>AND</p> <p>A3.9 Any application for residential lot reconfiguration within a Hillslope Residential Precinct are to identify a house site for each new lot that allows for premises to be sited and designed in a way which allows for the Performance Criteria P3 and P4 of this Element to be met.</p> |
| P5 Front fences and walls, where used, must improve amenity for residents and contribute positively to the streetscape and adjacent buildings whilst conserving the 'garden village' ambience of Buderim. | A5 Front fences and walls are built in accordance with Element B3 of QRDG (Part 3). |

(3) Element: Outdoor Advertisements

PURPOSE

To ensure that the "Village" character of Buderim is not spoilt by the proliferation of outdoor advertisements.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|--|--|
| P1 Outdoor advertisements must complement the village character of Buderim and the premises at which they are displayed. | A1 Outdoor advertisements are in accordance with the Code for Siting and Design of Advertisements, with the exceptions outlined in A2 below. |
| P2 Outdoor advertisements must not adversely affect or dominate the area through their appearance, size, illumination, overshadowing or in any other way. | <p>A2.1 Pylon signs are less than 3.6 metres in height where at premises in the Buderim Village Centre Precinct and Buderim Community Facilities Precinct.</p> <p>AND</p> <p>A2.2 Signs are placed only on the site of the premises where the business or activity is being conducted.</p> <p>AND</p> <p>A2.3 Third party advertising panels are not placed on undeveloped/ vacant land.</p> <p>AND</p> <p>A2.4 Fluorescent and iridescent paints are avoided.</p> <p>AND</p> <p>A2.5 Signs are not neon, revolving and flashing advertisements.</p> |

(4) Element: Site Layout

PURPOSE

To achieve a coherent site layout which provides a pleasant, attractive, manageable, resource-efficient and sustainable living environment within Buderim.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|---|--|
| <p>P1 The Development’s site layout integrates with the surrounding environment through:-</p> <ul style="list-style-type: none"> • convenient, safe and attractive pedestrian, cycle and vehicle links to street and open space networks for able-bodied and disable people, • buildings facing streets and public open spaces which maintain the continuity of built-form along the street, • building, streetscape and landscape design relating to the site topography and to the surrounding neighbourhood character or desired future, and • the preservation or creation of habitat corridors and the protection of natural creeklines and Buderim’s escarpment. | <p><i>(in relation to P1 and P2)</i></p> <p>A1 Assessable development is in accordance with a Site Development Plan, approved by the Assessment Manager, which demonstrates how the performance criteria are met by showing:-</p> <ul style="list-style-type: none"> • where development is on or adjoining a place of cultural or townscape significance, compliance with the acceptable measures in the Heritage Conservation Code, • the provision of suitable inter-site pedestrian, cycle and vehicle links, as illustrated in Diagram BVMP 17, • that existing natural features (if any) are maintained or enhanced where possible, • natural watercourses are retained and buffered by locally native vegetation, • the creation of habitat corridors over vegetated land having ecological significance, • visual links to views or features of significance such as the coastline are created or maintained through development sites from a publicly accessible place or roadway, including protection of the view corridors identified in Diagram BVMP 18 “View Corridors”, • the provision, within the development site, of landscaped public open space in the form of open plazas/courts accessible from the footpath, • all premises are fronting the open space incorporating layouts and windows that permit activity to “spill out” into the space, • buildings are facing streets and public open spaces and having their entries visible clearly recognisable and accessible from the street or space’, and • the retention of any existing major vegetation. |
| <p>P2 Developments must conserve places of natural, cultural or townscape significance.</p> | |

(5) Element: Building Envelope

PURPOSE

- (a) To enable, within the Buderim Village Centre Precinct and Buderim Community Facilities Precinct, flexibility in building siting while creating an appropriate village character, providing adequate daylight to buildings and sunlight to the public realm, and establishing an attractive streetscape.
- (b) To enable, within the Buderim Central Residential Precincts, flexibility in building siting, while protecting reasonable neighbour amenity expectations, maintaining appropriate residential character, providing adequate daylight to dwellings and sunlight to private open space, and establishing an attractive streetscape in which garages/carports are set back from the street to provide adequate space for landscape, visual and acoustic privacy, and vehicle parking.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|---|---|
| <p>P1 Buildings must respect Buderim’s village centre role and desired future character, hilltop setting, and adjoining premises and public spaces.</p> | <p><i>(in relation to P1 to P3 for development within the Buderim Village Centre Precinct and Buderim Community Facilities Precinct)</i></p> <p>A1 Buildings are sited within the building envelope indicated in Figure 7.3A, allowing for variations associated with the retention of existing trees, cultural features of heritage value, and public plazas/courts.</p> |
| <p>P2 The setback of buildings must contribute to existing or proposed streetscape character, assists the integration of new premises into the public streetscape, makes efficient use of the site and provides amenity for visitors, workers and residents.</p> | <p><i>(in relation to P1 to P3 for developments within the Buderim Central Residential Precinct)</i></p> <p>A2 Buildings are sited within the building envelope indicated in Figure 7.3A, allowing for variations associated with the retention of existing trees, cultural features of heritage value, and public plazas/courts.</p> |
| <p>P3 Developments must reduce their reduce bulk and overshadowing impacts while maintaining adequate daylight and sunlight by progressively increasing setbacks as wall height increases.</p> | |
| <p>P4 Buildings located on the Buderim ridgeline must reduce the visual impact of their bulk viewed from the coastal lowlands.</p> | <p>A4.1 Buildings on the ridgeline have landscaped terraces stepping within a plane projected at 45° from a height of 3.5 metres above ground level</p> <p>OR</p> <p>A4.2 Buildings on the ridgeline have a minimum 3 metre landscaped buffer planted with an adequate number of pioneer species which will grow in a reasonable time (3-5 years) to create a layered visual screen no less than the height of the building.</p> |

(6) Element: Vehicle Parking and Service Areas

PURPOSE

To achieve vibrant and pedestrian-friendly street environments in the Buderim Village Centre and the Buderim Community Facilities Precinct, whilst adequately accommodating the car parking and servicing needs of the Centre’s visitors, residents, operators and workers.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|--|--|
| <p>P1 Development must provide on-site car parking which is not visually intrusive from the street and does not dominate the appearance of the premises by allowing the built-form to address the street.</p> | <p>A1.1 On site car parking is located to the rear of the premises, linked and integrated with car parking on adjoining sites as illustrated in Diagram BVMP 19.</p> <p>AND</p> <p>A1.2 Access driveways and car parking areas occupy no more than 30% of the length of the street frontage of the lot.</p> <p>AND</p> <p>A1.3 At grade, open-air, car parking areas are planted with shade trees every 4 linear car bays.</p> <p>AND</p> <p>A1.4 Service and garbage refuse areas are located away and screened from any street.</p> |

(7) Element: Public and Communal Streetscapes

PURPOSE

- (a) To provide attractive streetscapes and public places which balance the movement, cultural and infrastructure services functions of the street and are sensitive to the built-form, landscape and environmental conditions of the locality.
- (b) To provide for development which enhances the visual attractiveness and comfort of streets/public spaces, generates activity and interest along streets/public space and contributes to the memorability and legibility of the Buderim Village Centre Precinct and Buderim Community Facilities Precinct.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|---|---|
| <p>P1 Public and communal spaces/ places must:</p> <ul style="list-style-type: none"> • defines a theme for new streets, or complements existing streetscapes and integrates with new development • is sensitive to site attributes • complements the function of the street • reinforces desired traffic speed and behaviour • is appropriately scaled relative to both street width and the building bulk • incorporates existing vegetation where possible • enhances opportunities for pedestrian comfort by assisting in micro-climate management • maximises absorptive landscaped areas for on site infiltration of stormwater where appropriate • provides attractive and coordinated street furniture unique to Buderim to meet user needs, and • satisfies maintenance and utility requirements and minimises their visual impact. | <p>A1.1 Landscape and civil works of public and communal streets/ places that accords with the Buderim Village Master Plan (Figure 4 - 7.3.1 (a)).</p> <p>AND</p> <p>A1.2 The carrying out of frontage works, including undergrounding of power, paving, landscaping, street trees, Footpath Trellis and coordinated street furniture along the full frontage of the development, as specified in Diagrams BVMP 8 to 15.</p> <p>OR</p> <p>A1.3 The provision of a monetary contribution in lieu of the required works, to be used by Council for construction of the works.</p> |

(8) Element: Facades

PURPOSE

To provide development which enhances the visual attractiveness and comfort of streets/public spaces, generates activity and interest along streets/public space and contributes to the memorability and legibility of the Buderim Village Centre Precinct and Buderim Community Facilities Precinct.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|--|--|
| <p>P1 Architecture must be unique to Buderim, creates a strong “sense of place” and reinforces the functions of the street/ public place.</p> | <p>A1.1 Development in accordance with Acceptable Measures specified in Element (1) above - Building Appearance, to ensure buildings integrate with adjoining development:-</p> <ul style="list-style-type: none"> • horizontally with similar massing and rhythm of facades, and • with similar awning heights and form. <p>AND</p> <p>A1.2 Building design and tenancy location allows activities to “spill out” of the building frontages facing streets, public spaces and footpaths.</p> <p>AND</p> <p>A1.3 Buildings on corner sites are to reinforce the corner by truncating the facade and/or creating a vertical statement</p> <p>AND</p> <p>A1.4 Buildings along secondary streets are to continue the urban wall, in the absence of development, through:-</p> <ul style="list-style-type: none"> • continuation of facades, and • screen walls and or landscaping. |

(9) Element: Safety and Security

PURPOSE

To ensure streets and public/communal spaces are designed to meet the community's and user expectations for a safe and secure environment in Buderim.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|--|--|
| <p>P1 Public and communal street/ places must:</p> <ul style="list-style-type: none"> • promotes safety and casual street surveillance, • achieves lines of sight for pedestrians, cyclists and vehicles, and • provides adequate lighting for pedestrian and vehicular safety | <p><i>(in relation to P1)</i></p> <p>A1.1 Building design provides opportunities for casual surveillance by locating activity areas with windows facing the street/public place.</p> <p>AND</p> <p>A1.2 Building design minimises opportunities for personal concealment.</p> <p>AND</p> <p>A1.3 Trees and tall branching to maintain clear pedestrian and vehicular sight lines.</p> <p>AND</p> <p>A1.4 Shrubs and groundcovers are no more than 0.6 metres above ground level to assist casual surveillance of public places and prevent personal concealment.</p> <p>AND</p> <p>A1.5 Lighting is provided to all pedestrian paths adjoining development, all pedestrian paths, car parking areas and public places, to relevant Australian Standards.</p> |

(10) Element: Pedestrian Comfort

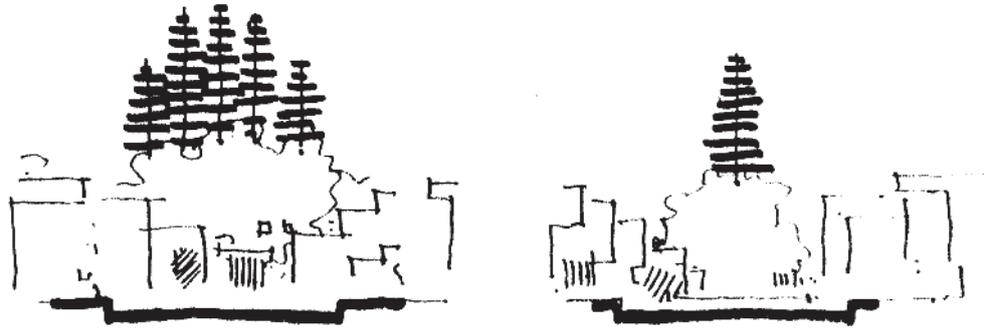
PURPOSE

To ensure streets/public spaces are designed to meet the community's and user expectations for a comfortable and pedestrian friendly environment in Buderim.

| PERFORMANCE CRITERIA | ACCEPTABLE MEASURES |
|---|--|
| <p>P1 Public and communal streets/ places must enhance opportunities for pedestrian comfort by assisting in micro-climate management</p> | <p><i>(in relation to P1)</i></p> <p>A1.1 Development provides awnings, colonnades or sun and rain shelters along all facades addressing streets and any adjoining footpath with a minimum cover (width) of 2.7 m.</p> <p>AND</p> <p>A1.2 Pedestrian pavements along street frontages and public places are to provide open shade trees for every 10 metres of length and/or street frontage,</p> <p>OR</p> <p>As indicated in the Buderim Village Master Plan (Figure 4 - 7.3.1 (a)).</p> <p>AND</p> <p>A1.3 Provision of Footpath Trellises as part of frontage works in accordance with Diagram BVMP 8 "Trellis Layout".</p> |

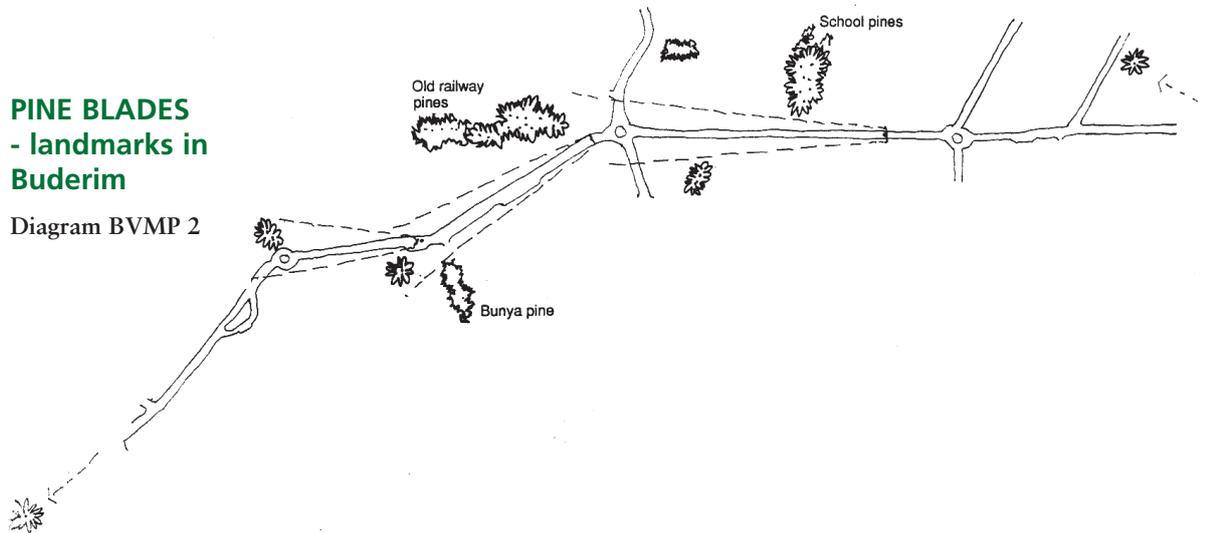
**PINE BLADES
- landmarks in
Buderim**

Diagram BVMP 1



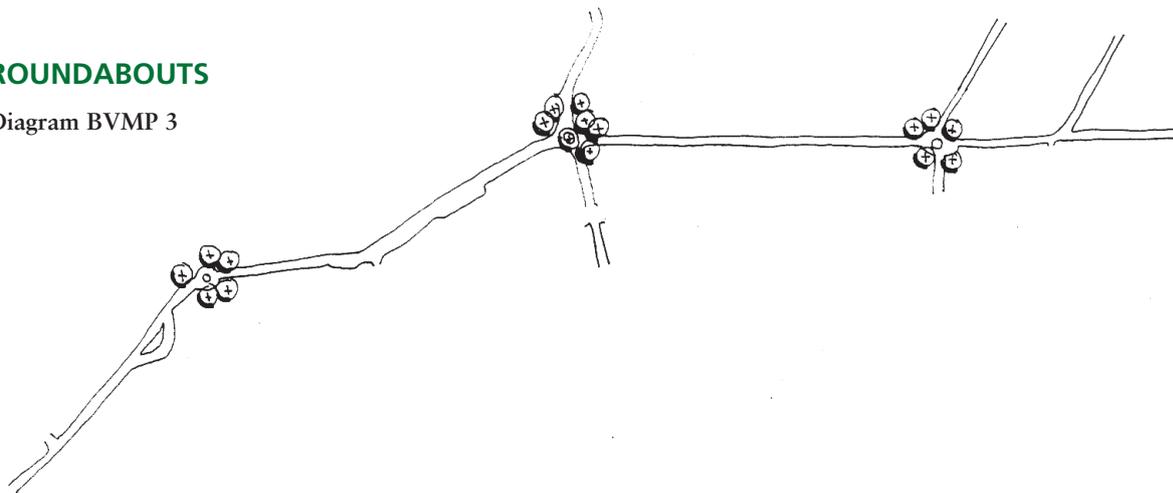
**PINE BLADES
- landmarks in
Buderim**

Diagram BVMP 2



ROUNDBABOUTS

Diagram BVMP 3

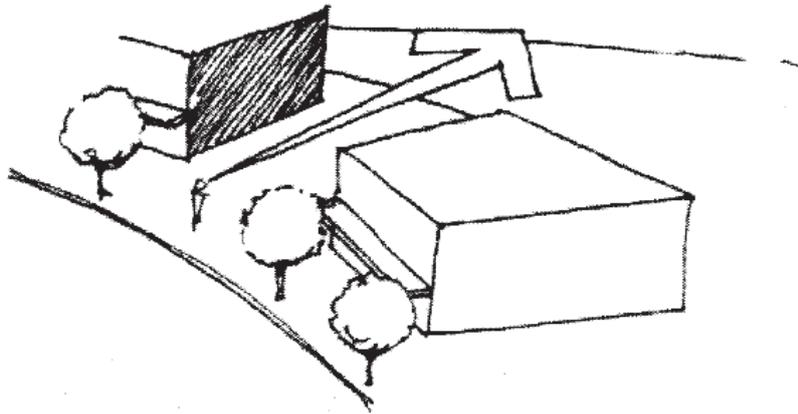


ROUNDBABOUTS

Diagram BVMP 4

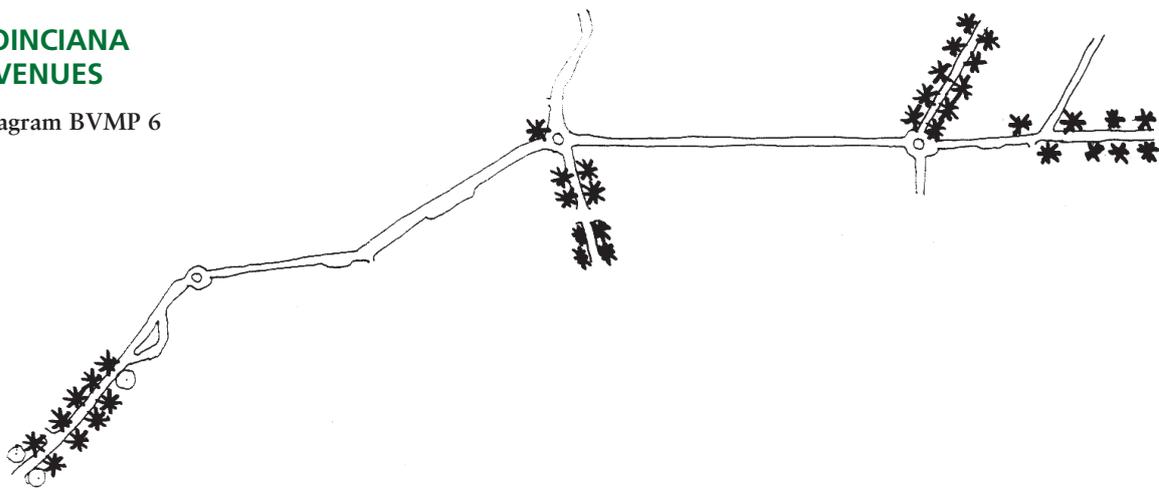


Diagram BVMP 5



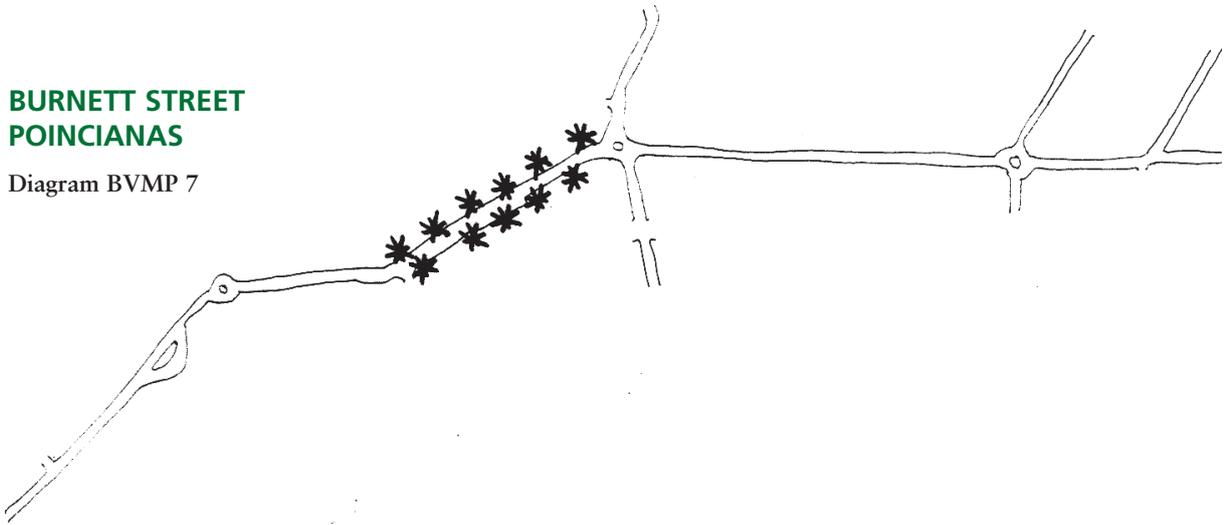
POINCIANA AVENUES

Diagram BVMP 6



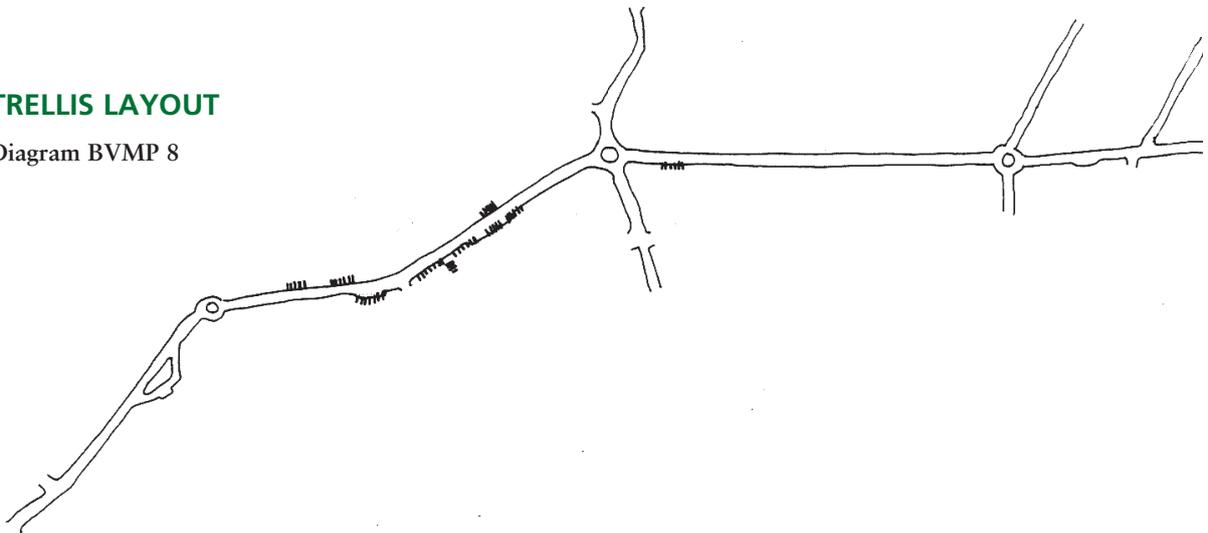
**BURNETT STREET
POINCIANAS**

Diagram BVMP 7



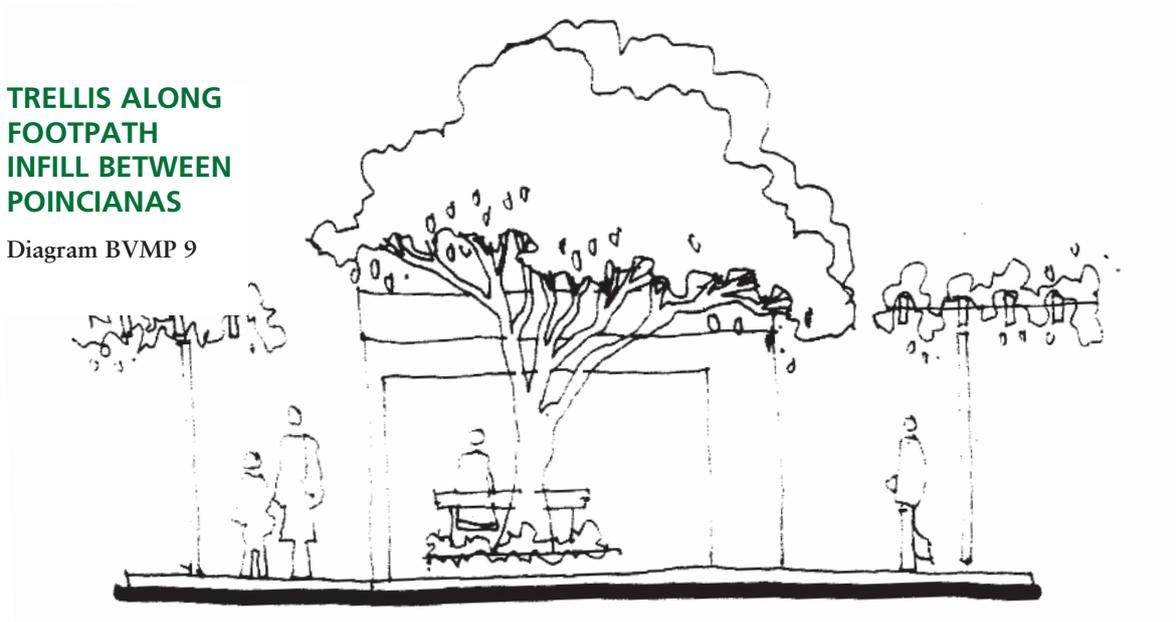
TRELLIS LAYOUT

Diagram BVMP 8



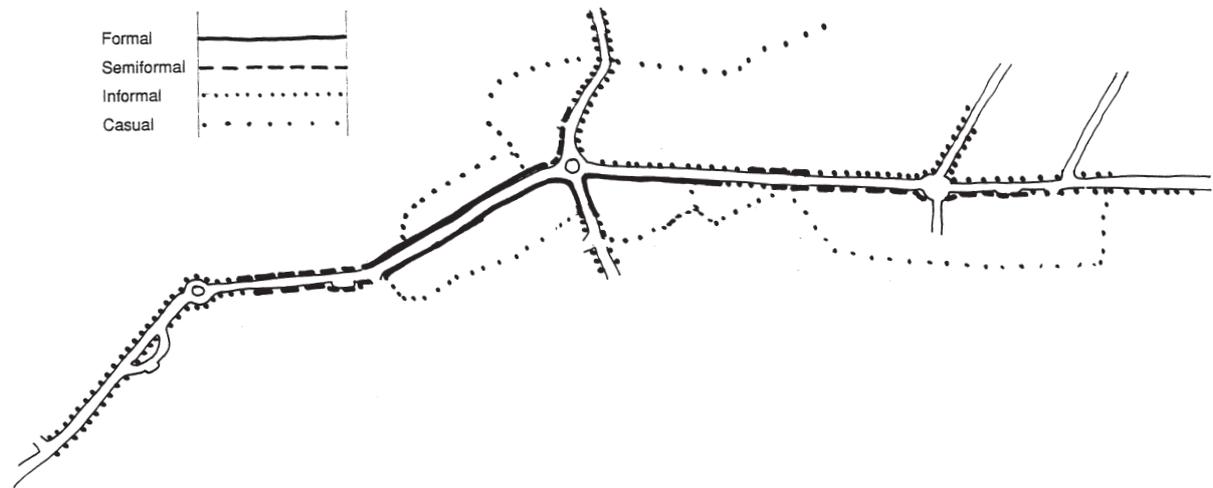
**TRELLIS ALONG
FOOTPATH
INFILL BETWEEN
POINCIANAS**

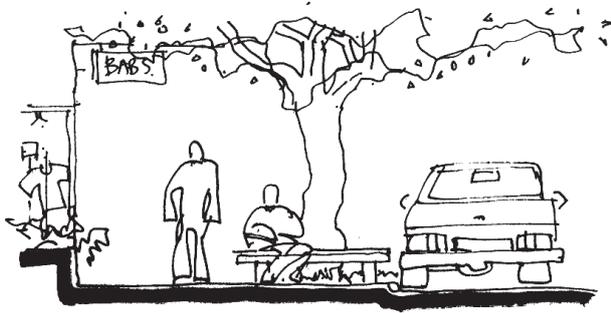
Diagram BVMP 9



FOOTPATH CHARACTER

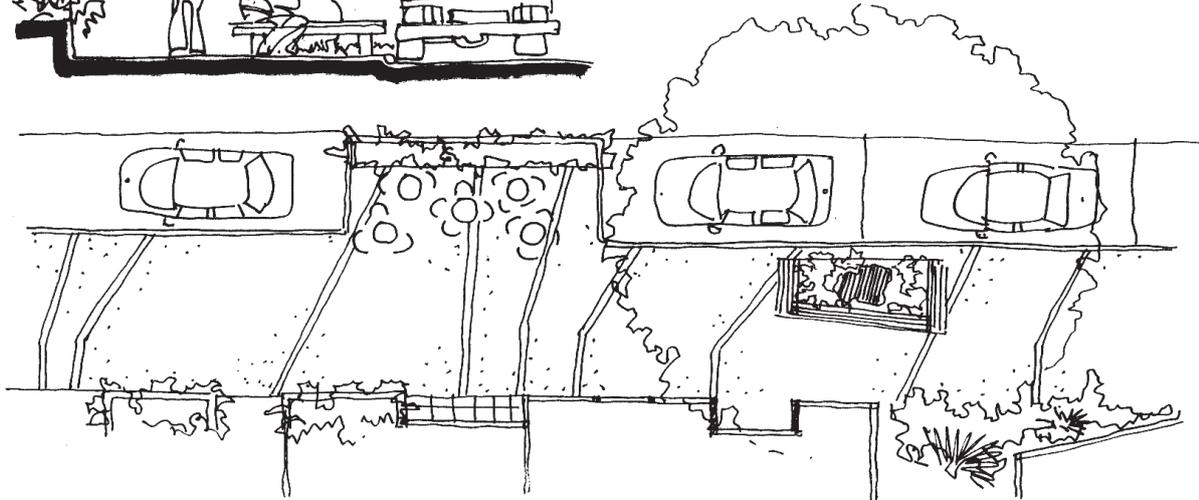
Diagram BVMP 10





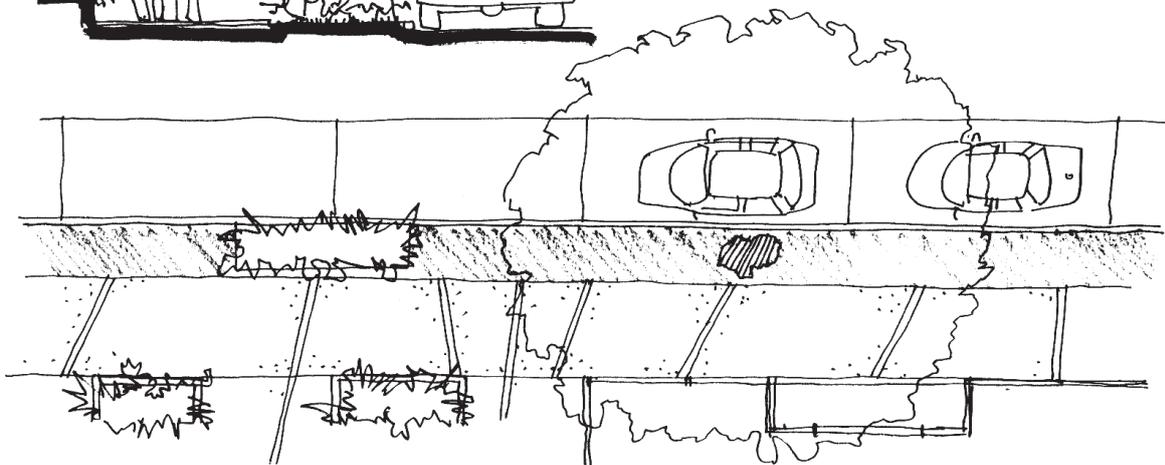
FOOTPATH CHARACTER
Formal

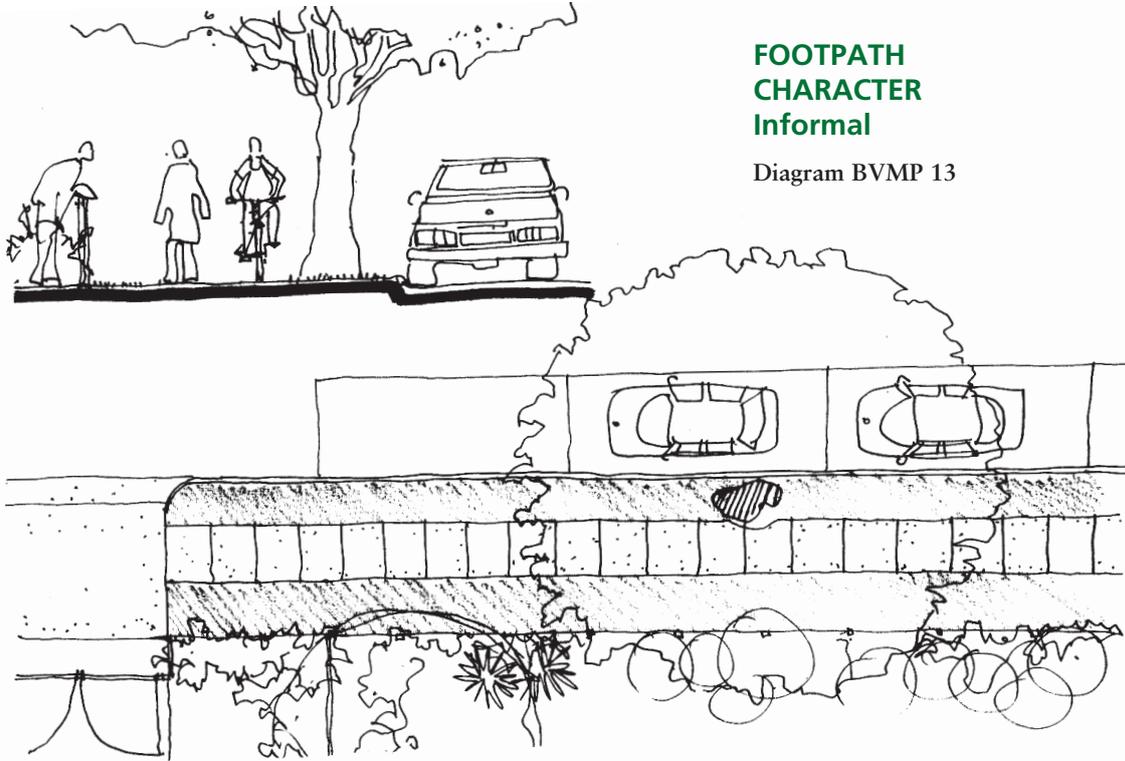
Diagram BVMP 11



FOOTPATH CHARACTER
Semiformal

Diagram BVMP 12



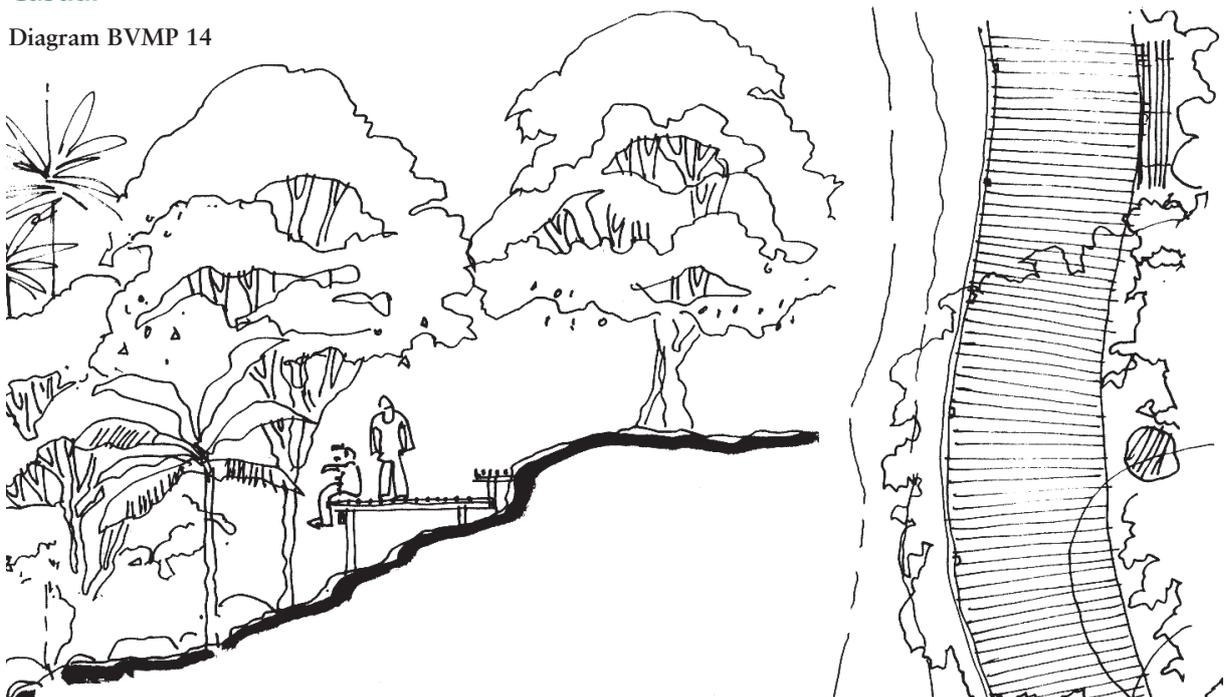


FOOTPATH CHARACTER
Informal

Diagram BVMP 13

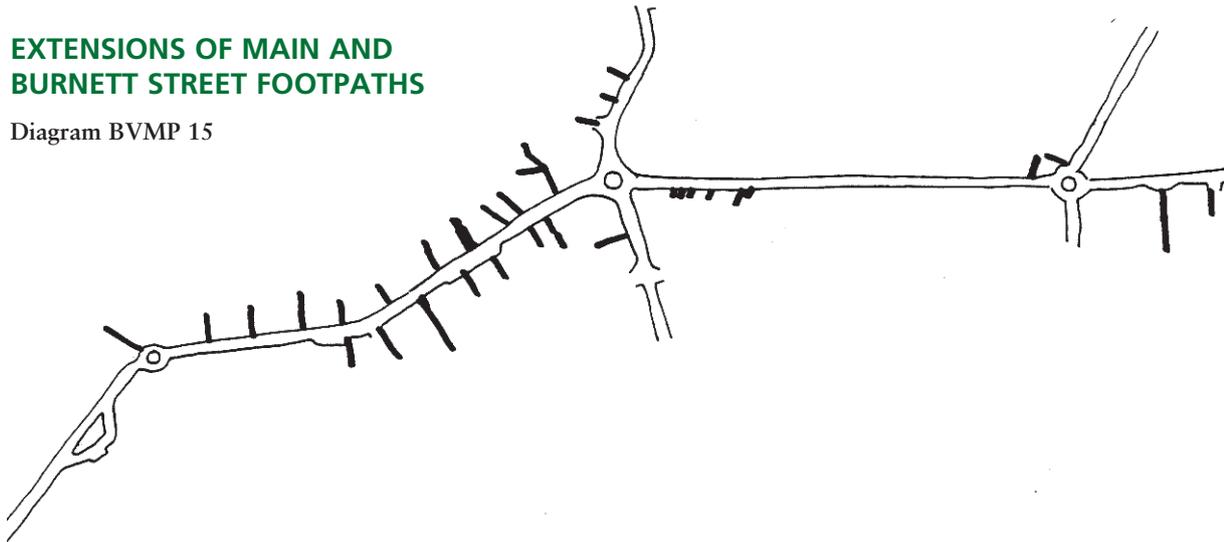
FOOTPATH CHARACTER
Casual

Diagram BVMP 14



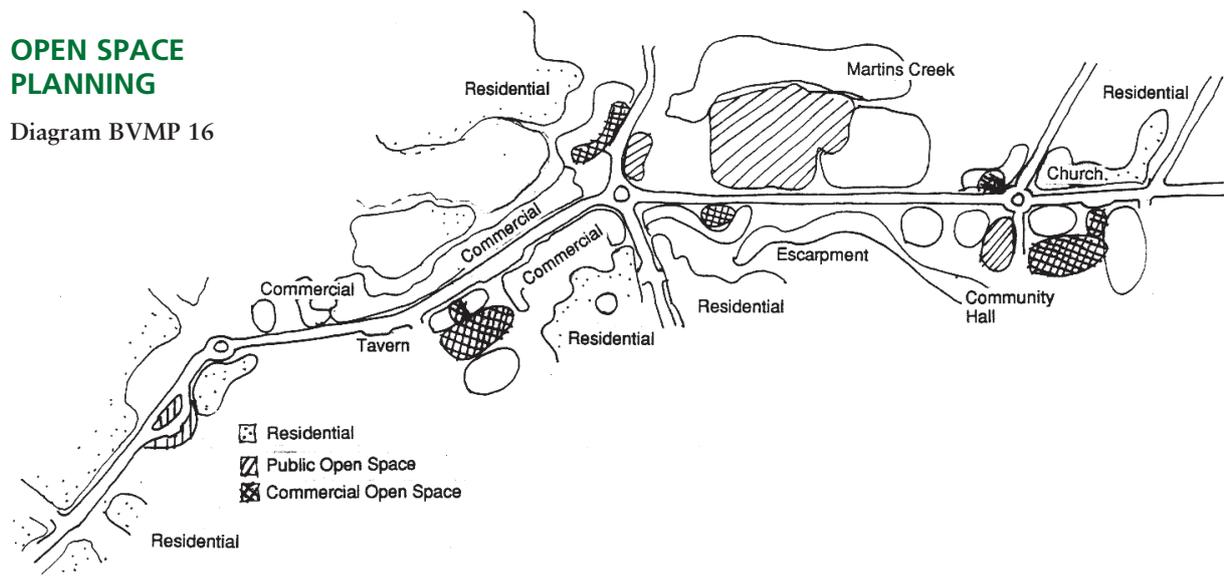
EXTENSIONS OF MAIN AND BURNETT STREET FOOTPATHS

Diagram BVMP 15



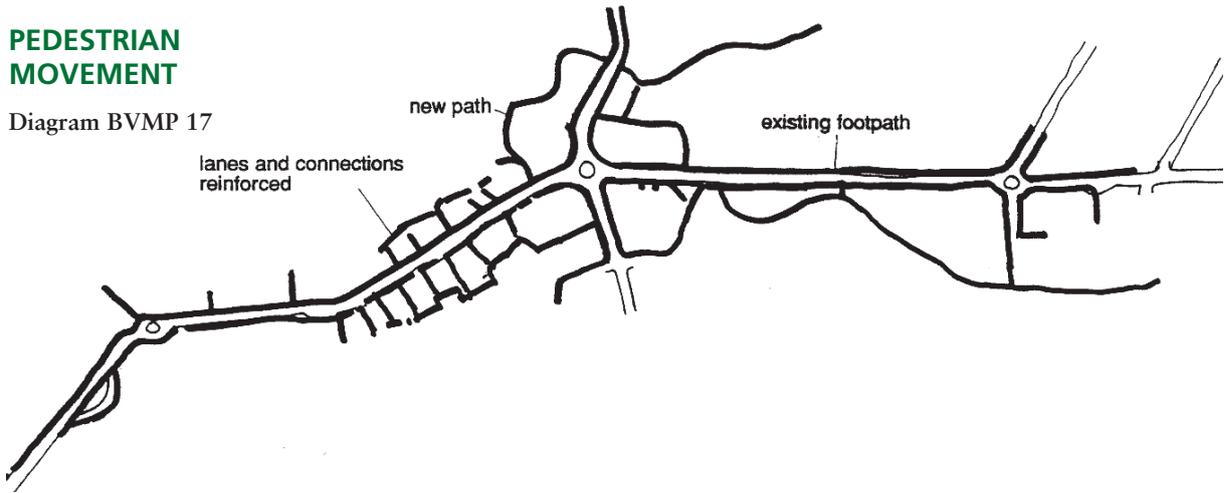
OPEN SPACE PLANNING

Diagram BVMP 16



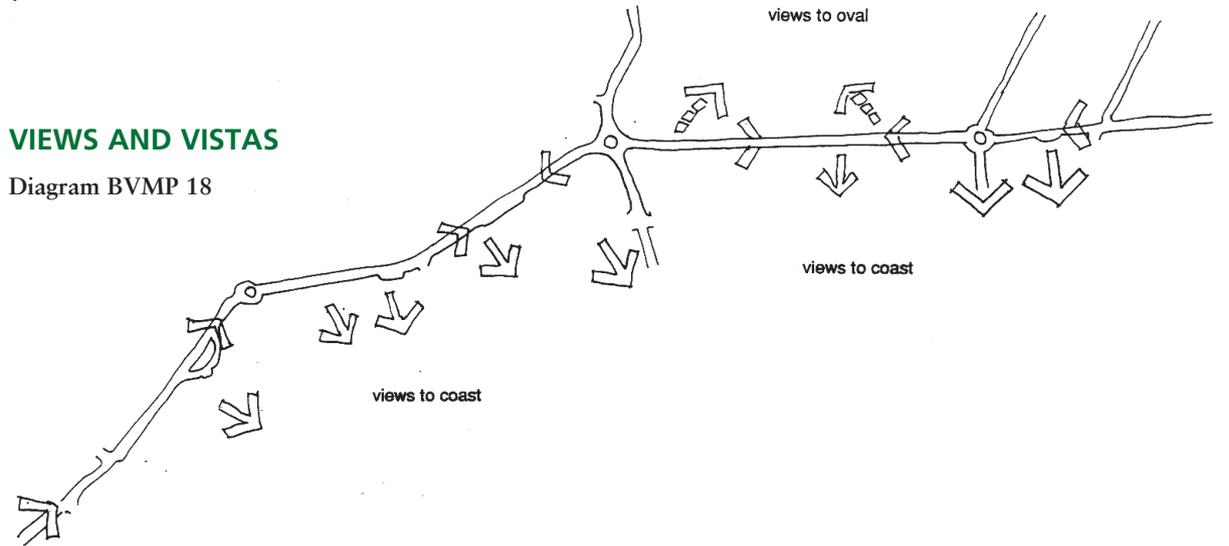
PEDESTRIAN MOVEMENT

Diagram BVMP 17



VIEWS AND VISTAS

Diagram BVMP 18



CAR PARKING

Diagram BVMP 19

-  On street
-  Possible linked car parks
-  Public parking
-  Commercial parking

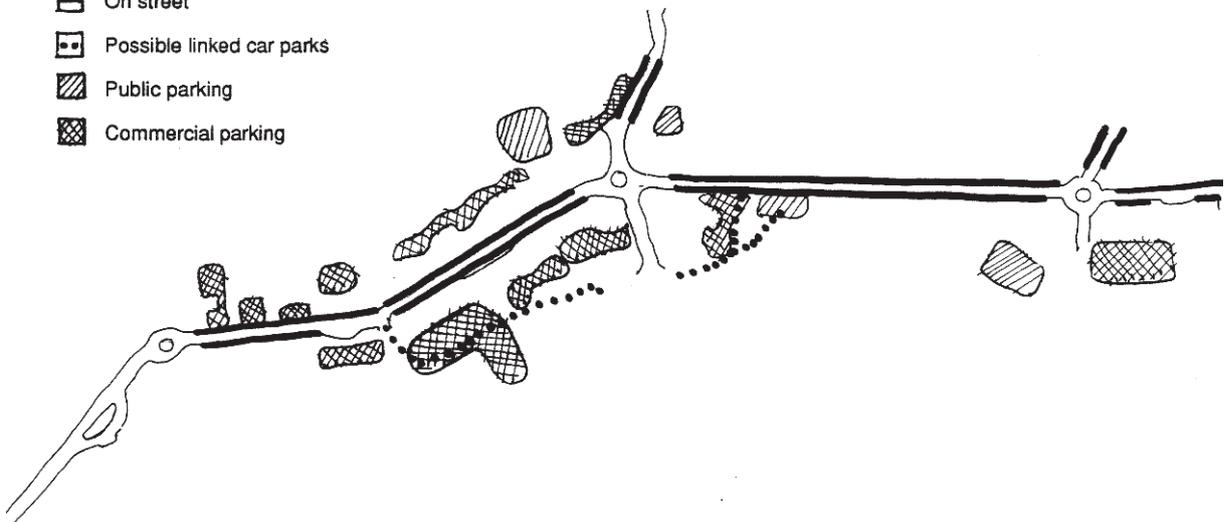


FIGURE 7.3A

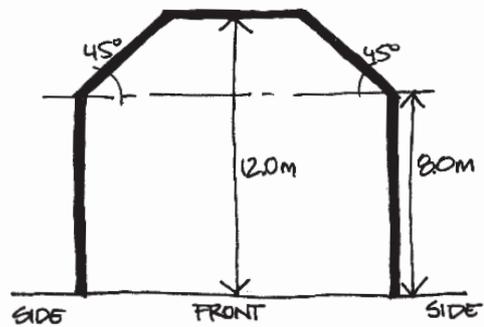
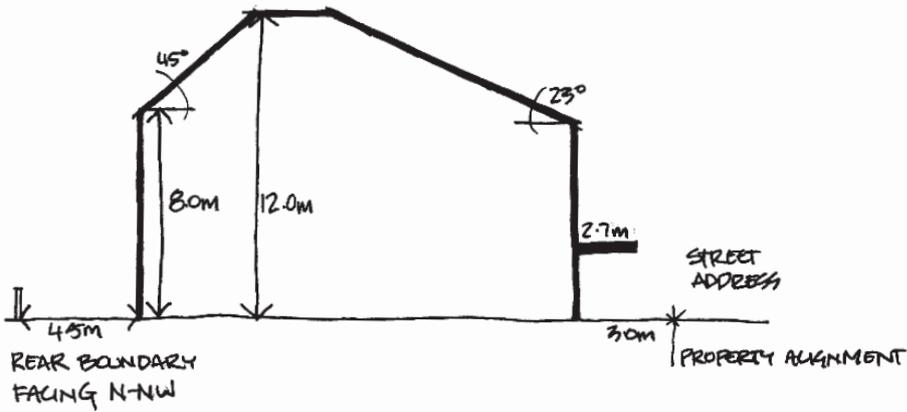
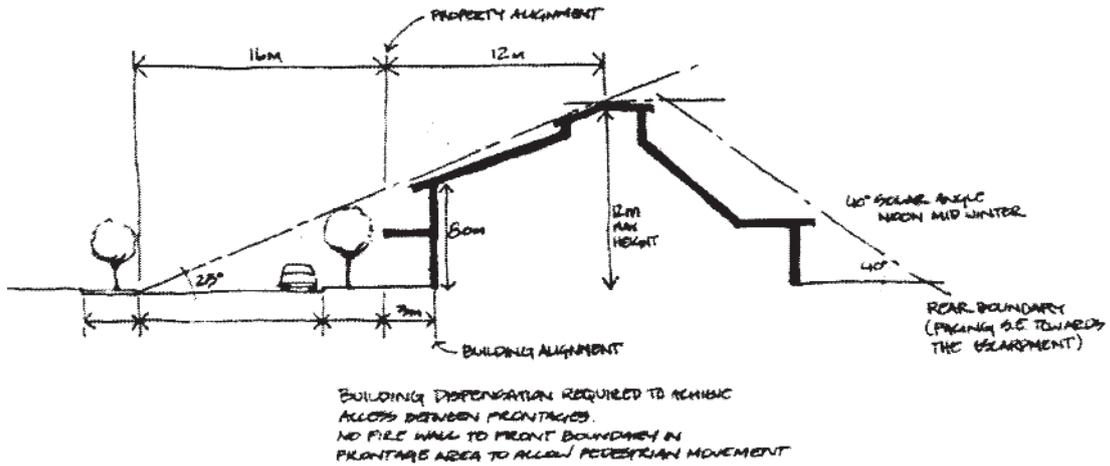


FIGURE 7.3A CONTINUED

