

# Glasshouse – Pumicestone

## Description

The proposed **Glasshouse – Pumicestone Local Plan Area (LPA)** is located in the southern part of the Sunshine Coast, stretching from the coast to the hinterland. The local plan area includes the localities of Glass House Mountains, Beerburum, Coochin Creek, Bribie Island North, and southern parts of Peachester and Beerwah. The Bruce Highway and North Coast Rail Line run north south through the local plan area. The area comprises predominantly productive agricultural land and forestry, interspersed with the scenic peaks of the Glass House Mountains and framed by the Peachester Range and the Pumicestone Passage. The Regional Inter-Urban Break is included within this local plan area. The proposed boundary of the Glasshouse - Pumicestone LPA is identified on the **attached map**.

There are limited opportunities for growth due to the need to protect the Regional Inter-Urban Break which includes productive agricultural land, forestry resources, major habitats, biodiversity and conservation areas. Other constraints include bushfire and the need to maintain water quality in the Pumicestone Passage and Somerset Dam water supply catchment.

## Role in the Sunshine Coast region

In a region-wide context, the Glasshouse – Pumicestone LPA provides:

-  Regional landscape (Major greenspace – Regional Inter-urban Break)
-  Rural production
-  Hinterland living, rural and rural residential living
-  Recreation focus
-  Tourism focus (nature and rural-based)
-  Major habitat and biodiversity

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

## Draft vision statement

*The Glasshouse – Pumicestone LPA continues to be the green gateway to the Sunshine Coast, a mosaic of conservation areas, forestry and farmland punctuated by small rural towns and the iconic peaks of the Glass House Mountains, and framed by the Ramsar protected wetlands of the Pumicestone Passage and northern Bribie Island.*

*The significant landscape, scenic, ecological, cultural, recreational and rural production values of this large expanse of greenspace (known as the Regional Inter-Urban Break) are protected and enhanced, and no new urban or rural residential expansion has occurred in this area. The area continues to mark an important transition from the greater Brisbane area.*

*The township of Glass House Mountains remains a small, relaxed rural town, with a village feel and strong heritage character. It offers a range of services to locals and visitors. Urban areas of the township are characterised by traditional low density, low-rise residential development on larger urban lots. Some streets close to the town centre and railway station have redeveloped over time to offer a greater range of housing types including well designed, low rise townhouses and duplexes.*

*The township of Beerburum remains a small village with an intimate rural character and identity, serving the basic needs of locals and visitors. Residents of the village enjoy a quiet, semi-rural lifestyle on large blocks.*

*Outside the townships, rural residential communities have experienced little change. Residents in these areas enjoy a quiet, semi-rural lifestyle on large blocks.*

*Rural areas continue to thrive, accommodating important and productive rural activities including cropping, grazing and forestry, as well as significant expanses of bushland habitat.*

*With a diverse array of natural assets, the area is an increasingly sought-after visitor destination. This has allowed the townships and the local rural economy to increasingly benefit from the visitor and day trip market, offering a range of small scale and low impact nature and rural based tourism opportunities, as well as cultural tourism opportunities for First Nations people.*



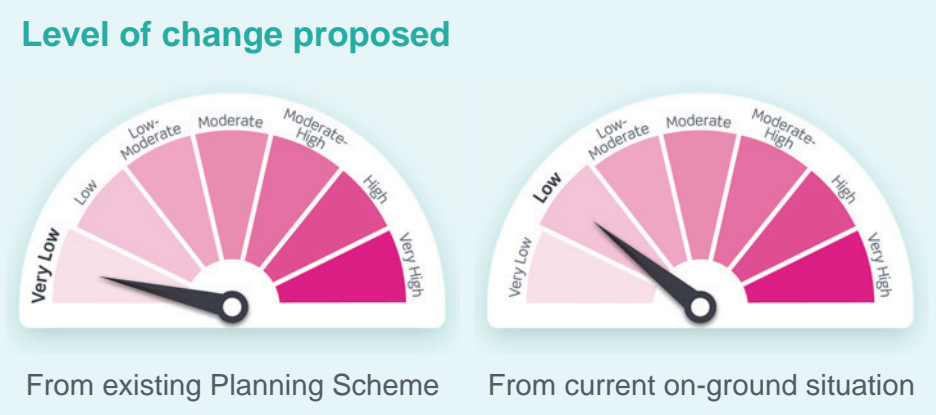


Proposed Planning Directions

The following are proposed planning directions for Glasshouse – Pumicestone 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
- Maintain controls on signage, especially in rural areas and along scenic routes
- Retain compact centres and strong provisions to discourage out-of-centre development
- Investigate opportunities for additional low-medium density development such as dual occupancies and townhouses close to the Glass House Mountains town centre
- Investigate opportunities for specific designation of land for retirement/aged care at Glass House Mountains township
- Protect water quality in the Pumicestone Passage and Somerset Dam water supply catchment
- Maintain Halls Creek area within the rural zone and outside the urban growth management boundary. Continue to emphasise the environmental/landscape importance of this area (**Map Ref. 1**)
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Retain strong inter-urban breaks to retain the separate identity of the towns
- Include specific provisions for development in the Regional Inter-urban Break which protect the area and leverage opportunities for appropriate nature and rural-based tourism and recreation
- Protect forestry operations (**Map Ref.2**)

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



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](https://haveyoursay.sunshinecoast.qld.gov.au)





