

# Beerwah - Landsborough

## Description

The proposed **Beerwah - Landsborough Local Plan Area (LPA)** is in the southern central part of the Sunshine Coast west of the Bruce Highway. It is centred around the communities of interest of Beerwah and Landsborough. Localities within the local plan area include parts of the Beerwah, Landsborough and Peachester localities, as well as Mount Mellum, Crohamhurst, and Boorobin. The North Coast Rail Line runs north-south through the local plan area. The township of Landsborough has a strong heritage character.

The local plan area includes the Beerwah East Major Development Area (which is yet to be developed), the major tourist attraction of Australia Zoo and substantial poultry farms around Beerwah. There are limited other opportunities for growth due to the need to protect agricultural land and rural activities, and physical constraints including steep and unstable land, and bushfire.

The proposed boundary of the Beerwah - Landsborough LPA is identified on the **attached map**.

## Role in the Sunshine Coast region

In a region-wide context, the Beerwah - Landsborough LPA provides:

-  Major new community/ expansion area (Beerwah East)
-  Regional landscape
-  Rural production
-  Hinterland living, rural and rural residential
-  Tourism (Australia Zoo)
-  Major infrastructure

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

## Draft vision statement

*The Beerwah - Landsborough Local Plan Area is a mosaic of urban, rural and semi-rural landscapes. The new community of Beerwah East is emerging. Once complete, this large, master planned community will offer a series of well connected, transit oriented, walkable and thoughtfully designed neighbourhoods, supported by a railway station and major centre, as well as several smaller scale centres, and a significant industrial area.*

*To the west, the nearby railway townships of Landsborough and Beerwah continue to thrive. Although the townships are geographically close, both to each other and to the emerging community of Beerwah East, Beerwah and Landsborough retain their distinct and separate identities.*

*Beerwah is the largest of the two centres, providing a wider range of shopping, employment and services in a compact, walkable and attractive town centre. Being located at the junction of the North Coast Rail Line and the new rail line to Maroochydore, it forms the southern transit gateway to the Sunshine Coast. A range of housing types are provided within Beerwah, with a mix of well-designed low – medium density apartments and townhouses having developed in areas close to the centre and railway station. New and expanded industrial areas to the east and south of the town provide additional business and employment opportunities. To the north of the town, Australia Zoo remains an internationally renowned tourist destination and has expanded to offer a range of eco accommodation options.*

*Landsborough has also grown; however, the town retains its rich heritage, village character and traditional main street. It offers a mix boutique shops and cafes along with traditional rural services. Some areas 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. Additional retail and commercial development has occurred, but does not extend beyond the town centre. Caloundra Street provides an attractive and welcoming boulevard entry to the town.*

*Urban areas surrounding both townships are characterised by traditional low density, low rise development on larger urban lots.*

*Residents in the rural residential community of Peachester continue to enjoy a semi-rural lifestyle on large lots in a bushland setting. Peachester village remains a small, charming village servicing basic local needs.*

*The local plan area derives much of its character and economic value from its rural production activities and picturesque setting. Outside the designated urban and residential areas, rural communities have experienced little change. These areas continue to accommodate important and productive rural activities, including cropping, grazing and forestry, as well as small scale, low impact rural and nature-based tourism. Elevated areas remain forested, accommodating significant expanses of bushland habitat and high scenic amenity value. The Blackall Range, Mount Mellum, the Peachester Range and Glass House Mountains, continue to be dominant and undiminished in the landscape and the spectacular scenic views to and from these areas are protected.*



## Proposed Planning Directions

The following are proposed planning directions for Beerwah - Landsborough LPA for the new planning scheme:

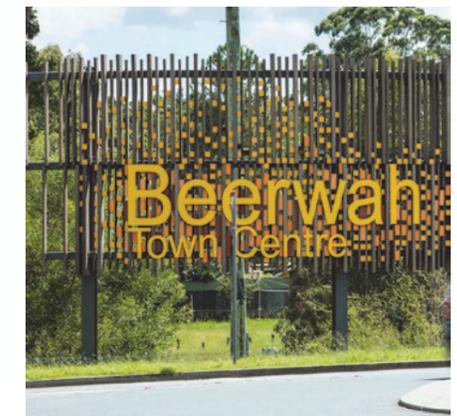
- Continue to plan for Beerwah East Major Development Area (**Map Ref. 1**)
- Include the identified further investigation area south of Beerwah (within the urban footprint) in an urban zone for industrial purposes (**Map Ref. 2**)
- Subject to the timing of the development of Beerwah East, identify Beerwah as a District Activity Centre to better reflect its current and likely future role and function (**Map Ref. 3**)
- Retain compact centres and strong provisions to discourage out-of-centre development
- Continue to protect Landsborough's heritage and character
- Review the extent of the centre zone in Landsborough to provide additional land on the western side of the railway (**Map Ref. 4**)
- Review the need for and extent of the Specialised centre zone (that provides for showrooms and bulky goods development) in Landsborough (Caloundra Street) (**Map Ref. 5**)
- Investigate potential land use changes on the eastern side of the centre and railway station at Landsborough, to maximise opportunities associated with the rail upgrade (**Map Ref. 6**)
- Investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Landsborough town centre and Beerwah town centre to provide housing diversity
- Retain large urban and rural residential minimum lot sizes
- Retain strong inter-urban breaks to retain the separate identity of the towns
- Improve design and siting provisions for secondary dwellings and limit dual occupancies
- Continue to develop Australia Zoo in accordance with the relevant master plan and approvals (**Map Ref. 7**)
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Investigate the possible conversion of some rural residential areas to more intensive residential development

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 – Beerwah East Major Development Area



### Level of change proposed – Remainder of LPA

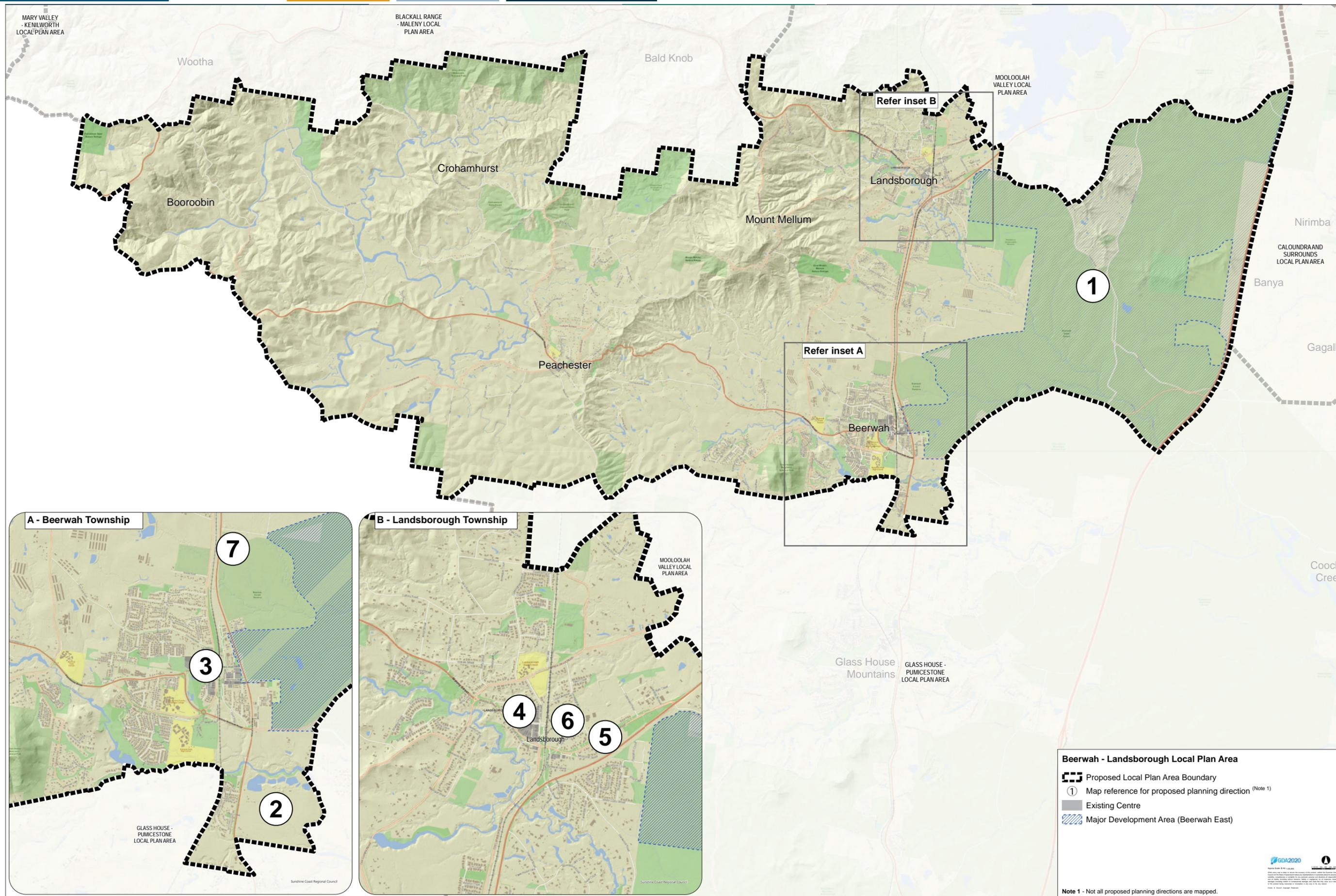


### Tell us what you think

- 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](http://haveyoursay.sunshinecoast.qld.gov.au)





**Beerwah - Landsborough Local Plan Area**

- Proposed Local Plan Area Boundary
- Map reference for proposed planning direction (Note 1)
- Existing Centre
- Major Development Area (Beerwah East)

**Note 1** - Not all proposed planning directions are mapped.

GDA2020

Date: Tuesday, 9 November 2021

DRAFT Sunshine Coast Planning Scheme 2024