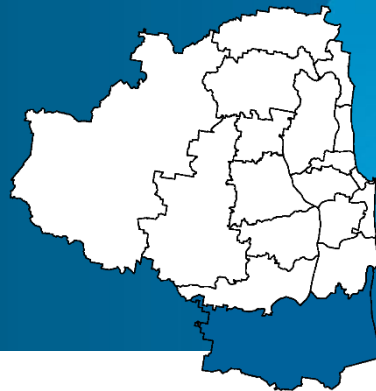


Proposed Sunshine Coast Planning Scheme Glasshouse - Pumicestone Local Plan Area

Information Sheet



Location and setting

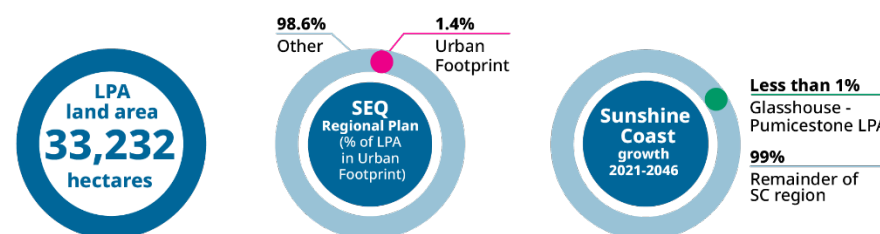
The proposed **Glasshouse - Pumicestone Local Plan Area** (LPA) is located in the southern part of the Sunshine Coast, stretching from the coast to the hinterland. The local plan area includes the localities of Glass House Mountains, Beerburum, Coochin Creek, Bribie Island North, and southern parts of 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 can be viewed in [ePlan](#).

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.

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.

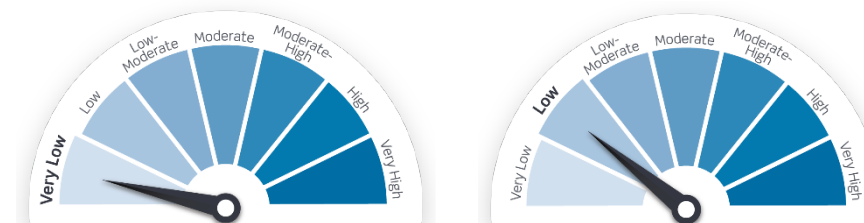


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are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

Land use

- No zoning changes proposed for most properties.
- Some additional areas of Low-Medium Density Residential Zone proposed in Coonowrin Road, Glass House Mountains, close to the business centre and train station.
- Some properties along Bruce Parade Service Lane and Railway Parade, Glass House Mountains, proposed to be included in the Limited Development Zone due to high flood risk.
- Proposed change from Low Impact Industry Zone to Low-Medium Density Residential Zone at Beerburum Road/Acacia Avenue, Beerburum.

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. Similarly, smaller local centres have been included in the new Neighbourhood Centre Zone (e.g. Beerburum). or further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits proposed to be maintained (generally 8.5m and 2 storeys).

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

- Low Density Residential Zone at Glass House Mountains - minimum lot size standardised to 700m².
- No changes proposed to the minimum lot size for the Low Density Residential Zone in Beerburrum (retained at 1,500m²).
- No changes proposed to the minimum lot size for the Rural Residential Zone (retained at 2,500m²).

Other matters

- Proposed new Local Plan Precinct and associated local plan code provisions for the Regional Inter-Urban Break.
- Opportunity for a retirement facility and/or residential care facility retained at Glass House Mountains.
- 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.

Proposed vision

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

The Glasshouse - Pumicestone Local Plan Area 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 National Heritage listed 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 relatively 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 settlement of Beerburrum 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 lots.

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

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 Traditional Custodians.



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

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

Get to know the detail

The proposed Glasshouse - Pumicestone 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.

