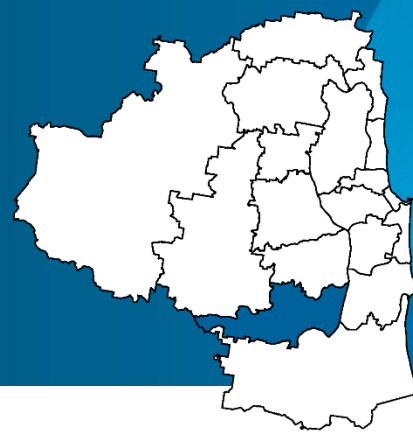


Proposed Sunshine Coast Planning Scheme

Beerwah - Landsborough Local Plan Area

Information Sheet



Location and setting

The proposed **Beerwah - Landsborough Local Plan Area (LPA)** is situated in the southern part of the Sunshine Coast west of the Bruce Highway. It is centred around the communities of interest of Beerwah and Landsborough. Peachester, Mount Mellum, Crohamhurst and Booroobin are also located within the LPA. The LPA includes the Beerwah East South East Queensland (SEQ) Development Area (which is yet to be developed), the major tourist attraction of Australia Zoo and substantial poultry farms around Beerwah.

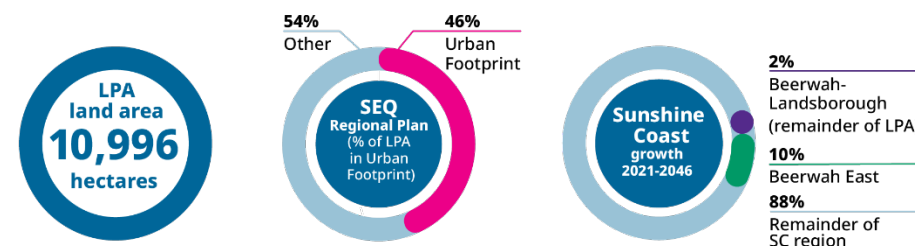
This LPA is situated at the junction of the North Coast Rail Line and the new Direct Sunshine Coast Rail Line to Maroochydore, and forms the southern transit gateway to the Sunshine Coast. The area comprises primarily rural and conservation land.

Other than the Beerwah East SEQ Development Area, 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 can be viewed in [ePlan](#).

Share of region's growth

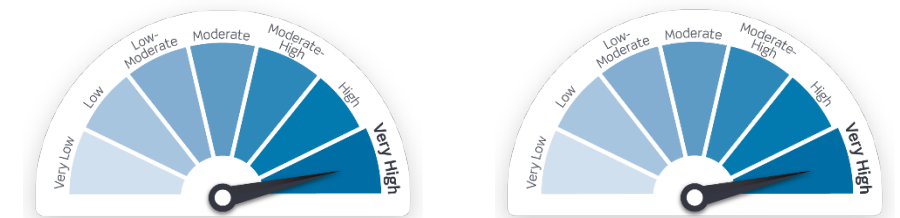
The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities 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 growth percentages depicted in this infographic are estimates of the proportion of total forecast 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 (by LPA) across the Sunshine Coast, to assist the community to understand where growth is proposed to be accommodated under the proposed planning scheme.

What are the proposed changes?

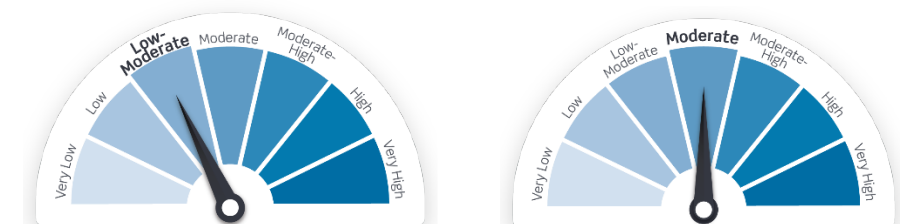
Level of change proposed - Beerwah East SEQ Development Area



From current Planning Scheme

From existing (on-ground) situation

Level of change proposed - remainder of LPA



From current Planning Scheme

From existing (on-ground) situation

Changes between the current and the proposed planning schemes for the Beerwah - Landsborough LPA include:

Land use

- No zoning change proposed for most properties.
- Forming part of the Beerwah East SEQ Development Area, a first release area near the Beerwah Golf Course has been identified and is proposed to be included in the Emerging Community Zone.

Disclaimer The contents 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

Beerwah - Landsborough

- New industry zoned area proposed south of Coochin Creek at Beerwah.
- Landsborough's local activity centre proposed to be extended west along Maleny Street to provide greater business opportunities.
- New medium density residential area identified east of the train station at Landsborough.
- Land fronting Caloundra Street in Landsborough proposed to change from Specialised Centre Zone to Industry Zone.
- Additional Specialised Centre Zone identified near Moroney Place in Beerwah to offset the removal of State land south of the rail overpass from this zone.
- Inclusion of some properties in the Limited Development Zone near Newells Road and Greber Road in Beerwah due to high flood risk.

Explainer: Some properties have been converted to an equivalent new zone in 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. Peachester), and Medium and High Impact Industry Zoned land has been combined into a new general Industry Zone. For further information, refer to the [Zone Information Sheets](#).



Building height

- Building height limits in established residential, rural residential and rural areas proposed to be maintained at 2 storeys and 8.5m.
- Landsborough Local Centre Zone – proposed minor change from 8.5m to 2 storeys and 10m for consistency with other hinterland towns.

- Landsborough Industry Zone – proposed building height limit change from 8.5m to 3 storeys and 12m to provide greater flexibility.
- Medium Density Residential Zone on eastern side of the rail line and Emerging Community zone at Landsborough - proposed building height limit change from 8.5m to 3 storeys and 12m.
- All of Beerwah Town Centre proposed to be 4 storeys and 15m (increase for some sites from 12m).
- Medium Density Residential Zone land in Turner Street, Beerwah – proposed increase from 8.5m to 4 storeys and 15m.
- Medium Density Residential Zone land along Swan Street, Beerwah – proposed increase from 8.5m to 3 storeys and 12m.
- New Industry Zone land in Beerwah (south of Coochin Creek) – proposed building height limit of 3 storeys and 12m.

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

Minimum lot size

- Minimum lot sizes proposed to be standardised to 700m² for most Low Density Residential Zone areas in the townships to reinforce the local character of the hinterland towns.
- No changes to minimum lot sizes proposed for rural and rural residential areas.

Other proposed changes

- Protections for local heritage places and character areas retained.
- Protections to maintain the separate identity of the townships maintained and strengthened.
- Beerwah town centre proposed to change from a Major Activity Centre to a District Activity Centre to more accurately reflect its existing and future role and function.
- Local plan precincts removed where no longer required.
- 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.



Credit: Visit SC & Jesse Lindemann

Proposed vision

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

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 well 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 hinterland towns of Landsborough and Beerwah continue to thrive. Although the towns 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 Direct Sunshine Coast Rail Line to Maroochydore, it forms the southern transit gateway to the Sunshine Coast. A range of housing types are provided within Beerwah. A mix

Beerwah - Landsborough

of well-designed, low–medium density apartments and townhouses have 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-friendly accommodation options.

Landsborough has also grown; however, the town retains its rich heritage, village character and traditional main street. It offers a mix of 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 towns are characterised by traditional low density, low rise residential 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 rural 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.

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

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

Get to know the detail

The proposed Beerwah - Landsborough 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.

