

7.2 Local plan codes

7.2.1 Beerburrum local plan code

7.2.1.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Beerburrum local plan area as shown on Map ZM54 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Beerburrum local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.1.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.1.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.1A (Beerburrum local plan elements)**.

7.2.1.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Beerburrum local plan code.

The Beerburrum local plan area is located on the North Coast Rail Line in the far southern part of the Sunshine Coast.

The local plan area comprises the small rural village of Beerburrum and residential areas immediately to the south of the village, and has a land area of approximately 69 hectares.

The Beerburrum local plan area is set within a picturesque rural and natural landscape at the base of Mount Beerburrum, which forms part of the National heritage listed Glass House Mountains. Beerburrum State Forest and Beerburrum Creek are other key features of this picturesque landscape setting.

A general store, agricultural supplies store and motor vehicle repair premises located along Beerburrum Road provide convenience goods and a basic level of services to local residents and visitors.

The Beerburrum State School and Parrot Park, located across the road from the general store provide a focus for community activity within the local plan area. The Beerburrum School of Arts in Anzac Avenue is another significant community meeting place.

A number of items and places of cultural heritage significance are found in the Beerburrum local plan area, including the former Beerburrum Bakery, Soldier Settlement House, Beerburrum School of Arts and the Anzac Avenue Memorial Trees, which reflect Beerburrum's involvement in the soldier settlement scheme for Diggers who served in World War I.

The Beerburrum community enjoys a quiet, relaxed lifestyle where surrounding open space, rural vistas and privacy are key features. A focus on community activities in the village area, outdoor recreation and heritage are also important elements of this lifestyle.

Residential areas are generally characterised by low density development comprising dwelling houses on relatively large lot sizes. This large lot size adds to the open streetscape character of the local plan area and is necessary for the effective on-site treatment and disposal of waste water.

Beerburrum Road and Beerburrum-Woodford Road are major roads in the local plan area. The Beerburrum railway station has recently undergone a significant upgrade.

The Beerburrum local plan area has only limited urban services. Although reticulated water is available to the local plan area, reticulated sewerage is not available and is not planned to be made available in the life of the planning scheme.

7.2.1.3 Purpose and overall outcomes

- (1) The purpose of the Beerburrum local plan code is to provide locally relevant planning provisions for the assessment of development within the Beerburrum local plan area.
- (2) The purpose of the Beerburrum local plan code will be achieved through the following overall outcomes:-
 - (a) Beerburrum remains a small village with an intimate rural character and identity.
 - (b) Urban development in the Beerburrum local plan area is limited to land within the urban growth management boundary so as to protect and reinforce Beerburrum’s discrete rural village character and identity, provide for the efficient provision of *infrastructure* and services, protect significant environmental areas and avoid land substantially constrained to development.
 - (c) Development retains the key built form, *streetscape*, landscape character and natural environment elements that contribute to the setting, character and identity of the Beerburrum local plan area as a rural village with a strong sense of place and associations with the past.
 - (d) The form and scale of development is low key with buildings that are low rise and cover a comparatively small area of the *site* thereby leaving significant areas for landscaping and *private open space*.
 - (e) Development in the Local centre zone supports the role and function of the Beerburrum local centre as a small local (not full service) activity centre serving the basic convenience needs of residents and visitors. Whilst development in the Local centre zone provides for the expansion and enhancement of business uses, residents continue to rely upon Glass House Mountains Township, Beerwah or other centres in the Moreton Bay Regional Council area to fulfil most of their business and industry needs.
 - (f) The traditional built form character of Beerburrum, and particularly the village centre, is retained and new development is designed to complement the traditional built form and *streetscape* character of the local plan area.
 - (g) Development in the Low density residential zone maintains large urban size lots to preserve the rural village character and provide for the effective treatment and disposal of effluent on-site.
 - (h) Development in the Low impact industry zone respects the amenity of surrounding residential areas and is designed to protect the *streetscape* character of Anzac Avenue.
 - (i) Development in the local plan area is supported by a network of open space that meets the needs of the local community and facilitates safe and convenient pedestrian and cycle connections between and around key destinations within the local plan area.

7.2.1.4 Performance outcomes and acceptable outcomes

Table 7.2.1.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Beerburrum Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for buildings, structures and landscaping that is consistent with and reflects the traditional rural village architectural character of Beerburrum in terms of scale, siting, form, composition and use of materials.	AO1.1	Development provides for the retention and/or adaptive re-use, with limited modification, of buildings which have cultural heritage significance. Editor’s Note— Section 8.2.9 (Heritage and character areas overlay code) sets out requirements for development on or in proximity to

Performance Outcomes		Acceptable Outcomes	
		<p>AO1.2</p> <p>AO1.3</p>	<p><i>local heritage places and in character areas.</i></p> <p>Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.</p> <p>For residential, business and community activities, roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.</p>
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the setting, character and sense of place of Beerburrum.	<p>AO2.1</p> <p>AO2.2</p> <p>AO2.3</p>	<p>Development provides for the retention of historical landmarks, memorials and monuments.</p> <p>Development protects and emphasises, and does not intrude upon, the important sight lines to Mount Beerburrum identified on Figure 7.2.1A (Beerburrum local plan elements).</p> <p>Development provides for the retention and enhancement of existing mature trees and character <i>vegetation</i> that contributes to the streetscape character and vegetated backdrop to the village including:-</p> <ul style="list-style-type: none"> (a) the memorial trees along Anzac Avenue; (b) riparian vegetation along Beerburrum Creek; and (c) other character <i>vegetation</i> identified on Figure 7.2.1A (Beerburrum local plan elements). <p>Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.</p>
PO3	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways that reflect and enhance the sense of entry to and the rural village character of Beerburrum.	<p>AO3.1</p> <p>AO3.2</p>	<p>Development adjacent to a primary streetscape treatment area or gateway/entry point identified on Figure 7.2.1A (Beerburrum local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of arrival to and the rural village character of Beerburrum.</p> <p>Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design.</p> <p>Note—Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes.</p> <p>Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area.</p> <p>Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.</p>
PO4	Development for a <i>food and drink outlet</i> does not:-	AO4	No acceptable outcome provided.
	(a) provide for the establishment of		

Performance Outcomes		Acceptable Outcomes	
	a <i>high volume convenience restaurant</i> ; or (b) incorporate a <i>drive-through facility</i> .		
Development in the Local Centre Zone			
PO5	Development in the Local centre zone provides for small scale uses that:- (a) support Beerburrum's role and function as a local (not full service) activity centre; and (b) provide a basic level of convenience goods and services to local residents and visitors.	AO5	No acceptable outcome provided.
PO6	Development in the Local centre zone:- (a) is sympathetic to the rural village character and identity of Beerburrum; (b) complements the traditional built form and <i>streetscape</i> of the main street; and (c) provides integrated and functional parking and access arrangements that do not dominate the street.	AO6	Development in the Local centre zone:- (a) provides for Beerburrum Road to be established as a wide, attractive and pedestrian friendly main street; (b) respects the layout, scale (including height and <i>setback</i>) and character of development on adjoining sites; (c) provides <i>primary active street frontages</i> , built to the front boundary where identified on Figure 7.2.1A (Beerburrum local plan elements) ; (d) has a maximum <i>plot ratio</i> of 1:1; (e) provides all weather protection in the form of continuous cantilevered awnings and/or light verandah structures with non-load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i> adjacent to the kerbside; (f) has simple, traditional Queensland style roof designs, such as hipped or gabled, and parapets facing the street; (g) has building openings overlooking the street; (h) uses understated colour schemes and low-reflective roofing and cladding materials; (i) ensures that signage is integrated with the building; (j) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths; (k) provides for on-site car parking at the rear or to one side of the development; and (l) provides for shared access driveways to minimise vehicular access across active street <i>frontages</i> .
PO7	Development for reconfiguring a lot in the Local centre zone provides for lot sizes and a configuration of lots that:- (a) are sympathetic to the rural village character and identity of Beerburrum; and (b) provides for adequate on-site effluent disposal.	AO7	Reconfiguring a lot in the Local centre zone provides for lots which are a minimum of 2,000m ² in area, or larger where required to provide for adequate on-site effluent disposal.
Reconfiguring a Lot in the Low Density Residential Zone			
PO8	Development for reconfiguring a lot in the Low density residential zone provides for lot sizes and a configuration of lots that:-	AO8	Reconfiguring a lot in the Low density residential zone provides for lots which are a minimum of 1,500m ² in area, or larger where required to provide for adequate on-site

Performance Outcomes		Acceptable Outcomes	
	(a) are sympathetic to the rural village character and identity of Beerburrum; and (b) provides for adequate on-site effluent disposal.		effluent disposal.
Development in the Low Impact Industry Zone			
PO9	Development in the Low impact industry zone is sympathetic to the predominantly residential character of the surrounding area and the heritage <i>streetscape</i> values of Anzac Avenue.	AO9	The layout and design of development in the Low impact industry zone:- (a) provides vehicle access from Acacia Avenue or Anzac Avenue, located at one side of the <i>site</i> ; (b) has a shopfront presence to Anzac Avenue which respects the character and heritage significance of the area; (c) is of a scale which respects the surrounding residential setting; and (d) provides for any larger access doors (e.g. roller doors) to be located side-on to adjacent streets.



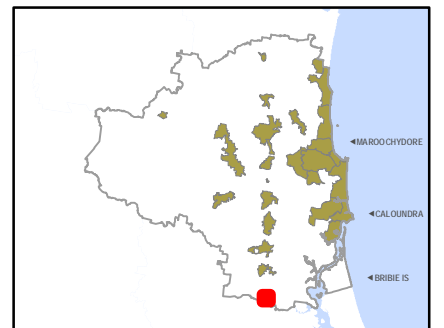
LEGEND

- Local Plan Area Boundary
- Waterway^{Note 1}
- Primary Active Street Frontage
- Primary Streetscape Treatment Area
- Local Ecological Linkage
- Greenspace^{Note 1}
- Community Activity/Facility^{Note 1}
- Character Vegetation
- Gateway/Entry Point
- Mountain or Hill
- Significant View
- Heritage Place^{Note 2}
- Dedicated Public Transport Corridor
- Transit Hub
- Indicative Road Linkage/Access Point
- Proposed Rail Corridor Upgrade

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1:6,651

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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping).

Figure 7.2.1A (Beerburum Local Plan Elements)