

# Place Making in Beerwah - Fact Sheet

**Beerwah:  
Growing a bright  
future!**

## Fast Facts

**Develop a community vision that grows a bright future for Beerwah.**

**Deliver a holistic action plan to guide the growth of Beerwah in achieving its Major Activity Centre classification.**

Did you know?

- Beerwah's population is expected to double to over 8,000 by 2031
- Council has committed a 4 year capital & operational program to assist with the development of Beerwah
- The State Government's SEQ Regional Plan identifies Beerwah as a Major Activity Centre
- Beerwah may serve as a dormitory town to Brisbane with commuters who want the Sunshine Coast lifestyle yet Brisbane jobs
- The proposed CAMCOS rail junction with the main line is 1km north of Beerwah, which veers off towards Caloundra and then up to Maroochydore
- This project is an exciting new investment in Beerwah and the surrounding Glass House Country
- This is a once in 20 year plus opportunity to get involved with growing Beerwah's Future
- Beerwah is the first centre on the Sunshine Coast to be developed using a place making process

**We want you to be a major partner in defining Beerwah's future!**

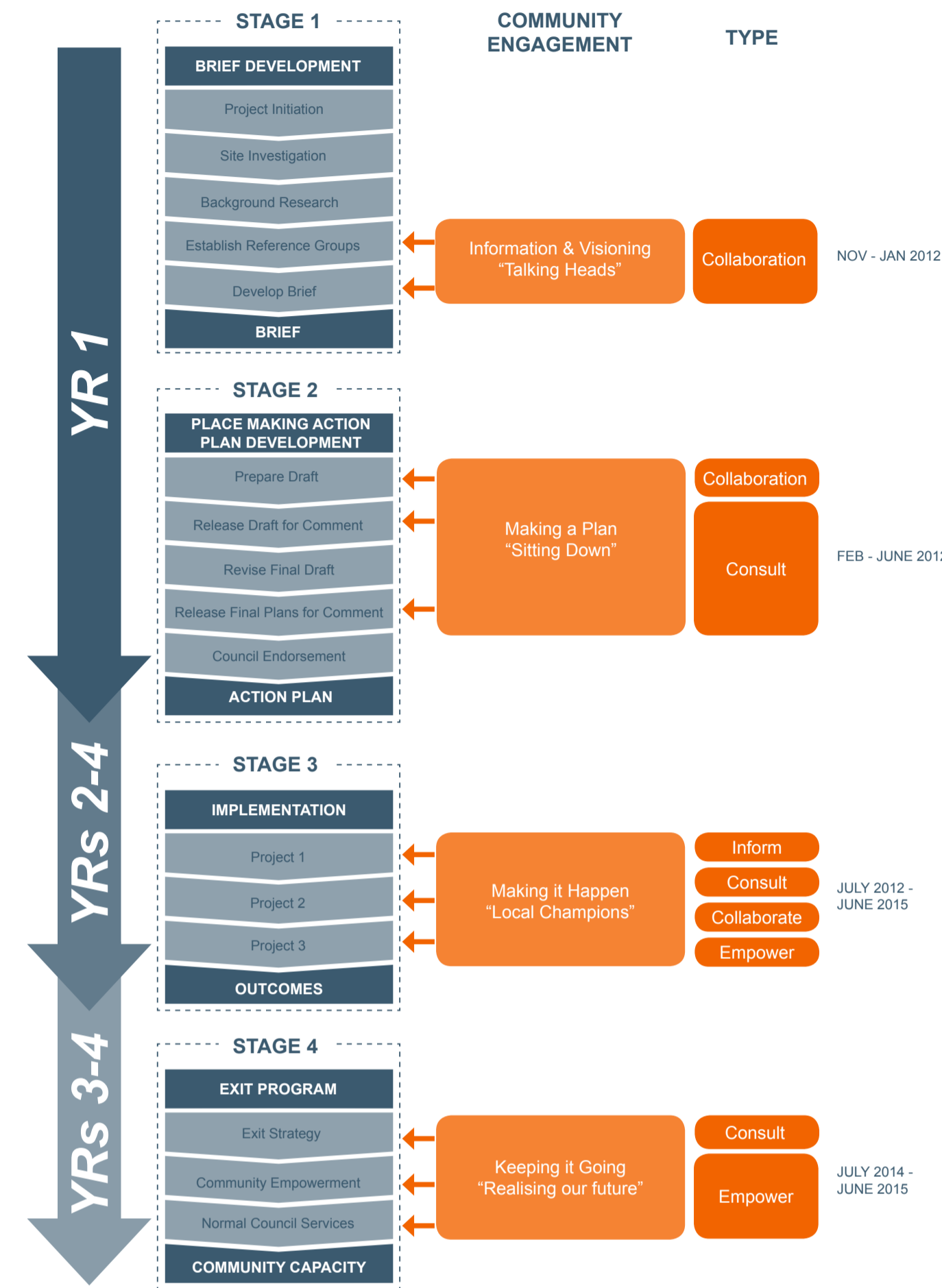
**It is critical for its success that you are part of this journey, in not only the visioning stage this year but in the implementation and on-going development for Beerwah**

## What is Place Making?

Sunshine Coast Council has adopted Place Making as a corporate approach to protecting our quality of life and strengthening our identify. Place making is an integrated approach to working with communities that has gained acceptance and achieved positive results worldwide.

- Place making is a new way for developing and delivering a vision for a community focussed around the communities values
- It aims to deliver a truly integrated and multi-disciplinary outcome through the participation of Council, the community and key stakeholders
- The Place Making approach ensures the inclusion and partnering with people through an innovative and collaborative community engagement program
- Place making is fundamentally about a process of creating meaningful and activated places.

## Place Making Process

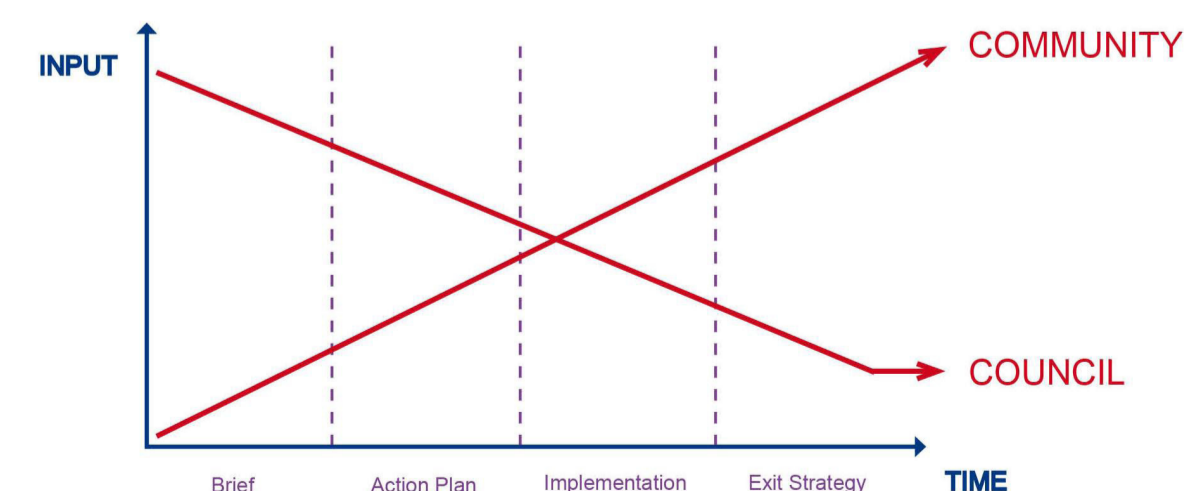


## Exit Strategy

Good place making doesn't happen overnight, nor can it be achieved by one party. Long term commitment and support to community groups, community champions and partnerships need to be identified at the outset of project commencement and planning.

Council will deliver its phased exit strategy of the program during the financial year 2014/15 where it will return to normal Council services except for an increased infrastructure maintenance program to support any higher service levels required for Beerwah.

However, throughout the program the aim will have been to coordinate and develop local partnerships and empower local community groups and businesses to be self sufficient to ensure Beerwah has a sustainable future.



## Background

The SEQ Regional Plan 2009-2031 identifies Beerwah as a Major Regional Activity Centre. This means that along with Noosa, Nambour, Kawana, Caloundra and Sippy Downs, as well as the Principal Regional Activity Centre at Maroochydore, the greenfield areas of Caloundra South and Palmview, Beerwah will be a focal point for substantial growth on the Sunshine Coast into the future.

In order to increase housing choice and affordability there will be a considerable amount of urban consolidation including small lot subdivisions, multi-storey town houses and single dwelling units within walking distance to the train station and the town's centre. There will also be further traditional family homes, however greenfield development is significantly constrained in most directions.

As a rough guide to the level of growth, the Local Growth Management Strategy prepared by Caloundra City Council prior to amalgamation had flagged an additional 1,800 dwellings would be constructed in Beerwah in the 2004-2026 period.

The existing extent and range of businesses and enterprises in Beerwah will also need to grow and the town is destined to be a substantial employment centre. Recently a development approval has been given for a new shopping centre on the corner of Simpson Street and Peachester Road, which will include a discount department store, supermarket and specialty shops. Approvals have also been given for industrial enterprises on Burys Rd to the east of town.



The State has committed to the upgrade of the Beerburum to Landsborough rail line before 2020. This will mean realignment and widening of the rail corridor to accommodate extra tracks.

In addition, the "CAMCOS" rail line linking Beerwah to Caloundra South, Caloundra, Kawana and on to Maroochydore is planned for delivery between 2021 and 2026. Land for the corridor has already been allocated.

The SEQ Regional Plan nominates an Urban Footprint for the Beerwah township and states that urban uses (including residential growth) will be contained within that boundary. However it also nominates Beerwah as one of 15 general areas in SEQ which may be considered for additional longer term development, subject to a range of factors (including site suitability). The Beerwah Identified Growth Area (Employment) is outside of the Urban Footprint, to the south of town and east of the railway line, and could play a role in meeting much longer term employment needs generally beyond 2031.

## Site Plan

