Growing a bright future!

PLACE+ Beerwah
Public Domain Masterplan

May 2014
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Executive Summary

PLACE+ Beerwah

This Masterplan has been delivered as a key action of the PLACE+ Beerwah Council Action Plan.

The PLACE+ Beerwah Public Domain Masterplan captures the collective vision of the Beerwah community for their town. It aims to reflect their priorities and aspirations and provides the blueprint for the 'look and feel' of Beerwah's streets and public open spaces.

This Masterplan has been delivered as a key action of the PLACE+ Beerwah Council Action Plan. PLACE+ Beerwah commenced in November 2011, with council undertaking an extensive Place Making process. Place Making is an integrated approach to town centre development, working with communities on a broad range of issues with a focus on people, place, and partnerships.

Key objectives of the Masterplan are to:

- Re-establish Simpson Street as the main shopping precinct of Beerwah, with strong pedestrian connections to Mawhinney Street.
- Promote Turner Park as the 'civic heart' of Beerwah.
- Inform development of a vibrant, green, pedestrian- and cyclist-friendly town centre with activated and connected streets, open space areas and facilities.
- Develop a landscape palette that reflects Beerwah's character as a modern country town.
- Inform State and Federal Government of the Beerwah community’s desire for future infrastructure.
- Identify future projects, partnerships and potential funding sources from all levels of government and the private sector.

The Masterplan is aligned with legislation and the Draft Sunshine Coast Planning Scheme 2012, supporting Beerwah’s role as a Major Regional Activity Centre, as defined by the South East Queensland Regional Plan 2009-2031. The Masterplan provides strategic direction and guidance for:

- The public domain and open space network.
- Streetscape improvements provided as part of the development application process.
- The delivery of public infrastructure through council’s Capital Works Program.

With respect to the development process, the Beerwah local plan code in the Draft Sunshine Coast Planning Scheme 2012, requires development adjacent to identified primary streetscape treatment areas to provide streetscape improvements to complement existing and proposed streetscape works in the local area.

The PLACE+ Beerwah Public Domain Masterplan will be a key referral document upon which those streetscape works will be designed and constructed, and will inform the conditions of approval for relevant development applications.
1.0 Introduction
Beerwah is a growing hinterland town in the heart of the ‘Glass House Country’ at the southern end of the Sunshine Coast. It is located on Steve Irwin Way west of the Bruce Highway, south of Landsborough and north of Glass House Mountains. The town sits on the North Coast Railway line with a planned duplication and connection to the CAMCOS coast line.

Beerwah township is named after Mount Beerwah, derived from local Aboriginal words meaning ‘sky’, ‘climbing up’, ‘up in the sky’ or referencing the eagle. Beerwah is characterised by a gently undulating landform, reflecting its location within the coastal plain. Coochin Creek forms the southern boundary, with prominent views to Mount Coochin and Mt Coonowrin. Significant vegetation remains generally in isolated pockets adjacent to Coochin Creek and its associated drainage lines.

European settlement of the Beerwah area dates from the mid-1890s, when land was used mainly for timber-getting and farming. Population was minimal until the 1890s, spurred by the opening of the railway line and the establishment of the township. In the early 1900s, the population began to increase however, significant development did not occur until the post-war years. Rural land is now used to grow mainly pineapples, citrus fruit, strawberries, macadamia nuts and vegetables. Some grazing, forestry plantations and a poultry farm lie beyond the town centre.
 Purpose and Methodology

Project Purpose

The purpose of this Masterplan is to capture the collective vision of the Beerwah community for their town. It aims to reflect their priorities and aspirations and provides the blueprint for the ‘look and feel’ of Beerwah’s streets and public open spaces.

Project Methodology

The PLACE+ Beerwah project was delivered through four separate stages, with each stage focused around community and stakeholder engagement.

Stage 1 Community Engagement

From November 2011 to January 2012, council invited the local community, business, council branches and state government departments to participate in an extensive engagement process to inform the future direction of Beerwah. This was an information gathering and visioning process that utilised stakeholder meetings, surveys, workshops, interviews and online forums to gather widespread opinion of how Beerwah could ‘Grow a bright future’.

Stage 2 Action Plan Development

In Stage 2 of the engagement program, community members were invited to form focus groups. From February to April 2012 these groups worked with council’s project officers to develop two action plans for Beerwah based around implementation by the:

- Local community, and
- Sunshine Coast Council

(refer to appendix for details of the Council and Community Action Plans).

Stage 3 Public Domain Masterplan

The Council Action Plan identified two key actions for delivery by council’s Infrastructure Services department:

- Development of a Public Domain Masterplan
- Implementation of $4,000,000 Capital Improvement Works

From August to December 2012, council engaged with traders, property owners and community reference groups to seek input into the future master planning and priority streetscape works for Beerwah. Information sessions and design workshops were held with the following community, business, youth and professional groups to inform the design process:

- Public Domain Community Reference Group
- Traders and Property Owners
- Beerwah State High School
- Urban Design Advisory Panel (UDAP)
- Stories of Beerwah (community interviews)

Public Domain Improvement Works ($4,000,000)

In December 2012, draft plans for the Simpson Street Public Domain Improvements were presented to the community. Based on the feedback received council completed a detailed design process and commenced construction in September 2013. Council has also formed delivery partnerships with the State Government, receiving additional grant funding to contribute to the Simpson Street improvement works.

Stage 4 Exit Program

A successful exit strategy relies on good external governance within the community to build capacity and self delivery of outcomes. The ‘Community Action Plan Group’ was formed to deliver initiatives independent from council, ensuring Beerwah’s sustainable and ongoing capacity to ‘Grow a bright future’.
### Corporate Plan Themes

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<th>Robust Economy</th>
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## Masterplan Framework

The Public Domain Masterplan applies core place making and urban design principles. It responds to council’s corporate plan themes and the community focus group feedback obtained through development of the Beerwah action plans and community vision. The Sunshine Coast Council Corporate Plan is the blueprint to help council achieve its vision of becoming Australia’s most sustainable region – vibrant, green and diverse.

The policy framework directs council’s business and results in the allocation of resources, projects and the delivery of services to the community. At a strategic level council has adopted the adjacent strategies, plans and policy documents, which have been considered in the development of this masterplan.

These strategies have specific actions that relate to Beerwah. Further details on council’s policy framework and the associated strategies and actions are included in the PLACE+ Beerwah Background Study (refer to appendix).

### Corporate Documents

Sunshine Coast Council
- Community Plan 2030
- Corporate Plan 2009-2014
- Operational Plan 2012-2013

### Planning Scheme Documents

- Draft Sunshine Coast Planning Scheme 2012
- Caloundra City Plan 2004

### Place Making Documents

- Draft Beerwah Place Strategy 2012
- Beerwah Place Audit 2012

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**Community Feedback**

- Robust Economy
- Ecological Sustainability
- Social Cohesion
- Access & Connectedness
- Managing Growth
- Great Governance
- Innovation & Creativity
- Health & Well-being

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**Diagram:**

- Various icons representing community feedback and themes.
‘Growing a bright future’

The Beerwah community has a vision for its town to ‘Grow a bright future’. Beerwah will retain its country feel, build a vibrant, safe and pedestrian friendly town centre, work towards environmental sustainability, create a cohesive and healthy community, balance growth with quality of life, strengthen its connection with the iconic Glass House Mountains and advance local business into the future.

A consolidated town centre will form a civic heart for the town with vibrant businesses and activated streets, where people browse, linger and meet up with friends. A pedestrian friendly streetscape will allow for formal and informal seating, dining and gathering. Buildings and public spaces will reflect the country town character and include visual links to the town’s horticultural heritage, while being modern, comfortable and incorporating sustainable design principles.

Open space links will play an important part of the town’s fabric with green space along both sides of the railway line, and pathways linking the town centre with the schools, sports ground and community facilities. Turner Park, the library and community hall will form a community focus in the centre of town, creating the civic heart. Better use will be made of these and other community facilities, and partnerships will be forged to improve accessibility to private infrastructure.

“I would love for Beerwah to be a place that I don’t have to leave to shop elsewhere, and yet still retain the village atmosphere.”

“We need visual acknowledgement of indigenous heritage and the cultural significance of the mountains.”

“Give Beerwah a green country heart by creating a landscaped link between Turner Park and the town centre.”

“Main street could become a boutique food and café hub, providing future employment for youth.”

“Beerwah needs tourism focused around rural experiences and friendly community, with family in the focus.”

Community Vision
1.5 Opportunities and Challenges

Role and Function

The SEQ Regional Plan 2009-2031 identifies Beerwah as a Major Regional Activity Centre and key growth area, servicing the needs of a substantial catchment in the southern Sunshine Coast hinterland. The Queensland Infrastructure Plan 2011, also outlines future rail infrastructure investment to support Beerwah’s development as a public transport ‘District Hub’ (Connecting SEQ 2031).

In 2011, the town of Beerwah had a population of 5,945 people, but the town has been growing at a high rate and will likely be a focal point for substantial growth on the Sunshine Coast into the future. The population of Beerwah is expected to increase to over 8,000 by 2031, with the 2011 census highlighting Beerwah’s large portion of families with young children, compared to single person households.

Community Insight

Overwhelmingly, local people love the semi-rural aspects of the town and the lifestyle it offers. This includes natural features like Coochin Creek, the surrounding bushland and green space, wildlife, farmland and views to the iconic Glass House Mountains. The rural heritage of the town and local food production is a particular source of pride.

People choose to live in Beerwah for the quiet country town lifestyle, family friendly atmosphere, accessibility of services and the sense of community. Residents like being 20 minutes to the beach and 45 minutes to Brisbane city.

People connect with Beerwah through various interest groups. Many locals are involved in volunteering and participate in local organisations and events. The education options are commended, along with the library and the numerous parks and playgrounds. Younger residents enjoy the skate park, while the village shops are enjoyed by all (refer to appendix - Community and Stakeholder Engagement Report).

Challenges and Opportunities

Beerwah faces significant challenges associated with the recent closure of the rail level crossing and bypass road construction, leading to changes in movement and impacts on the economic vitality of the town centre.

Beerwah has been growing at an increasing rate. Continued growth is predicted, and new development is likely to be consolidated close to the centre of town. Beyond the town centre, existing large block sizes contribute to the appealing country feel of Beerwah and redevelopment or new development needs to respect this.

Improved east/west pedestrian connection across the railway line is an ongoing community request. Another key priority is to capture and redirect passing vehicle traffic back into the town centre at the Simpson Street and Peachester Road junctions with Beerwah-Kilkoy Road.

The economic and ecological significance of the Glass House Mountains, Australia Zoo and surrounding farming and forest country could be harnessed to create a family adventure destination. However, visitors need to be drawn into Beerwah itself, as the heart of this district.

The creation of a new active, lively civic heart with improved parks and green links would contribute to the economic vitality and beautification of the centre, encouraging locals and visitors to stay longer.

One of the biggest challenges for Beerwah over the next 10-20 years will be to maintain a point of difference and robust local economy as Caloundra South develops. State Government plans to duplicate the railway line will lead to some changes in the town centre and potentially attract more commuters. A new highway interchange at the end of Roys Road may also bring new opportunities for the town.
To ensure continuity following completion of the action plans, a Public Domain Community Reference Group collaborated with council’s Project Design Team. Their task was to develop a truly community inspired concept diagram from the opportunities and challenges raised, informing development of the Masterplan and priority streetscape works.

School Workshop

Council completed a design exercise with the Beerwah State High School, to workshop functional and creative masterplan ideas from a youth perspective. The students were asked to show on plan:
- Favourite hang out spots
- Where you walk / bike
- Road crossing points
- Open space opportunities
- Public Art / Creative Opportunities

The adjacent Community Concept Diagram captured key functional, open space, active streetscape, vehicle and pedestrian movements, acting as a blueprint for the Masterplan development.
2.0 Masterplan Themes

Growing a bright future!
2.1 Robust Economy

Masterplan Objectives

The SEQ Regional Plan 2009-2031 identifies Beerwah as a Major Regional Activity Centre and key growth area, servicing the needs of a substantial catchment in the southern Sunshine Coast hinterland. The Queensland Infrastructure Plan 2011, also outlines future rail infrastructure investment to support Beerwah’s development as a public transport District Hub, servicing commuters and potentially Caloundra South.

The rural setting of Beerwah sets it apart from other Major Regional Activity Centres on the Sunshine Coast and locals particularly value the “country town” feel. Beerwah has the opportunity to leverage from its position as heart of the Glass House Country. The Masterplan aims to create an attractive, unified and vibrant town centre with active street frontage, cafe culture and tourism based events. The landscape palette will act to enhance the town character and create a memorable sense of place, attracting visitors and providing essential services to the greater Glass House Country region.

Approved Capital Works Projects (2013/14 FY)
- Simpson Street Public Domain Improvements
  - 2013/14 FY Budget $4,000,000

Future Capital Works Projects (subject to change)
- Turner Park Masterplan Implementation
  - 2014-19 FY Budget $683,000
  - Staged over 5 financial years

Associated Strategies
- Sunshine Coast - The Natural Advantage: Regional Economic Development Strategy 2013–2033
- Rural Futures Strategy 2013
- Draft Sunshine Coast Planning Scheme 2012

Design Principles and Response

Major and Local centre zones (as per Draft Sunshine Coast Planning Scheme 2012)
The Masterplan aims to support future development of the Major centre zone located to the west of the railway line. Reinforcement of Simpson Street as the traditional main street and improved connections between Mawhinney Street, Peachester Road, Turner Park and Turner Street will encourage pedestrian movement between commercial activities. The Local centre zone east of the railway should include a mix of anchor destination businesses such as trade related showrooms, service and commercial industries. Opportunity exists for development of an attractive mixed use area in the vicinity of Mawhinney Street with increased parking to service the business neighbourhood and potential rail commuters from Caloundra South.

Active Street Frontage
The Masterplan identifies opportunities for development of vibrant and active street frontage along Simpson Street, Turner Street and Peachester Road. Redevelopment must incorporate active street frontages with well-defined shopfront entries, doors expressed through the form of the roof and façade, parapets facing the street and glazing allowing for window shopping. Articulated awnings must allow for street tree planting and a shaded footpath environment. Signage should be integrated with the buildings and compatible with the street character.

Outdoor Dining / Cafe Culture
The Beerwah community has expressed a strong desire to promote café culture and establish an outdoor dining experience. The Masterplan identifies suitable locations for outdoor dining and activated gathering points within the streetscape environment. Kerb realignment and build-outs will allow for seating nodes with provision for shade trees and garden bed planting. Coordination with council’s Outdoor Dining Policy and opportunities for footpath trading are essential in achieving an active and vibrant street environment.

Local Food Production / Farmers Markets
The Masterplan aims to support and attract rural industries and other major businesses to locate in Beerwah, particularly businesses relating to rural food production. Promotion of the region’s fresh food through existing marketing initiatives such as ‘Seasons of the Sun’ and ‘Local Harvest’ is key. Other opportunities such as development of farmers markets at the Coochin Creek Fruit Growers Co-op, would support a collaborative approach by food growers, producers, wholesalers and surrounding restaurants to promote the region as a major food hub.

Event Spaces
The Masterplan identifies locations for a range of multi-purpose outdoor event spaces. The proposed Town Square on Simpson Street could support potential street activation events. Turner Park, the Beerwah Library and Community Hall will support existing and potential future community driven events such as expos, markets, music festivals or outdoor cinema. The sports ground has been identified to support larger car-based events and club meets. Commercial venues, such as the Beerwah Hotel and RSL, can also support private events.

Tourism
Beerwah’s connection to the Glass House Mountains presents opportunities for scenic family adventure destination, within close proximity to Australia Zoo and nature based tourism. This should be complemented with a range of accommodation for families, seasonal fruit pickers and the expanding ‘grey nomads’ market. The Masterplan explores options for RV parking in both the public and private domain (refer to page 26 - Accessibility and Connectedness’ for vehicle parking recommendations).
2.1 Robust Economy

Legend

- Major centre zone (as per Draft Planning Scheme 2012)
- Local centre zone (as per Draft Planning Scheme 2012)
- Open space network
- Primary streetscape treatment area
- Primary active street frontage
- Potential vehicle laneway access
- Potential corner treatment
- Outdoor dining / Architectural / Landscape
- Key activated site
- Key east/west pedestrian connections (as per Draft Planning Scheme 2012)
- Key east/west pedestrian connection across railway corridor (DTMR) (as per Draft Planning Scheme 2012)
- Future Railway Corridor

Masterplan Scale 1:2250 @ A1
The Masterplan aims to support Beerwah’s development as a sustainable Major Regional Activity Centre. The local community has a strong connection to the natural environment with groups and individuals empowered to undertake sustainable initiatives. Council’s CommunityHub provides an online networking portal to promote local environmental groups, events and existing programs such as:

- Coochin Creek Bushland Group
- Glasshouse Mountains Advancement Network
- Council’s Community Nature Conservation Program - Caring for your bushland
- Upper Coochin Creek Environmental Reserve
- Potential SEQ Catchment partnerships
- Land for Wildlife conservation initiatives
- Keep our Waterways Clean
- Community Recycling Inc.
- Glasshouse Country Sustainability & Garden Expo

Approved Capital Works Projects (2013/14 FY)

- **Beerwah Stormwater Rehabilitation**
  - 2013/14 FY
  - Budget $250,000

- **Simpson Street Public Domain Improvements**
  - 2013/14 FY
  - Budget $4,000,000

Future Capital Works Projects (subject to change)

- **Turner Park Masterplan Implementation**
  - 2014-19 FY
  - Budget $683,000
  - Staged over 5 financial years

Associated Strategies

- Biodiversity Strategy 2010
- Waterways & Coastal Management Strategy 2011
- Beerwah Stormwater Management Plan 2013
- Recreation Trail Plan 2012

**Design Principles and Response**

**Waterways and Drainage**
Implement stormwater drainage and Water Sensitive Urban Design (WSUD) recommendations from the Beerwah Stormwater Management Plan including:

- Upgrades to trunk stormwater infrastructure located on Simpson Street, Peachester Road, Turner Street through to Turner Park.
- Existing detention basin surrounding the community centre and library to disperse and treat stormwater, prior to discharge into the natural wetland system.
- Detailed drainage study to assess flood mitigation options for the southern portion of Turner Park.

**Wildlife Corridors / Street Tree Planting**
The Masterplan aims to strengthen wildlife corridors through core and connecting habitat areas including Mount Coochin in Glass House Mountains National Park, Beerwah Forest Reserve and Blue Gum Creek along Coochin Creek, incorporating existing land such as Tower Hill. Initiatives include:

- Street tree planting to strengthen wildlife corridors, providing a shaded pedestrian environment and reduction of the heat island effect.
- Use of locally native species to strengthen the look and feel of character vegetation, whilst enhancing biodiversity and improved tree establishment.
- Potential Beerwah Bushland Connection recreation trail with short to medium term planning as per recommendations of the Sunshine Coast Recreation Trail Plan 2012 (subject to funding allocation).

**Environmental Messaging / Interpretation**
Explore partnership opportunities between Australia Zoo, schools, library and environmental groups to assist with development and implementation of environmental messaging. Environmental messaging could be incorporated into capital streetscape works and park infrastructure provision. Possible locations for environmental messaging and interpretation include:

- Simpson Street Town Square.
- Simpson Street Public Domain Improvements and integrated art.
- Turner Park potential interpretive boardwalk (cost, materials and feasibility TBC).

**Mitigate vegetation impacts of rail corridor widening**
Council to work with Queensland Rail on the planning and design of the rail duplication to mitigate potential impacts on significant Blackbutt vegetation stands and a culturally significant fig tree (east of the railway line). Possible initiatives may include off-set planting and proactive replanting prior to railway works.

**Sustainable Design Initiatives**

- Investigate development and streetscape opportunities and incentives for green walls and roofs, permeable pavement, use of recycled materials, climate sensitive design, solar and renewable energy.
- Source local materials (eg. local Hanson Quarry Glasshouse Mountains stone).
- Structured soil technology to improve street tree establishment and longevity.

**Sustainable Transport**
The Masterplan aims to implement actions of the Sustainable Transport Strategy and Active Transport Plan (refer to page 22 - ‘Accessibility and Connectedness’ for design recommendations).
2.2 Ecological Sustainability

Legend

- Open Space Areas
- Significant remnant vegetation in public and private land
- Opportunity to strengthen wildlife corridor through street tree planting
- Stormwater drainage improvements

1. Upgrades to trunk drainage infrastructure (Simpson Street, Peachester Road, Turner Street and Turner Park)
2. Existing detention basin
3. Detailed drainage study to assess flood mitigation options for the southern portion of Turner Park
4. Potential interpretive boardwalk (cost, materials and feasibility TBC)
5. Potential Town Square environmental messaging
6. Potential Beerwah Bushland Connection recreation trail with short to medium term planning, as per recommendations of the Sunshine Coast Recreation Trail Plan 2012 (subject to funding)

Railway Station
Bus Stop

Wildlife crossing point (further investigation required)
Future Railway Corridor

Masterplan Scale 1:2250 @ A1
Innovation and Creativity

Masterplan Objectives

The Masterplan aims to support innovation and creativity with the future development of Beerwah. The local community was widely engaged in the development of creative ideas including:

- Action Plan Focus Group (Innovation & Creativity)
- Beerwah State High School (Creative Workshop)
- Glass House Country Arts Trail (Liaison)
- Community interviews (Stories of Beerwah)

An advert was placed in the Glass House Country News requesting local stories, history, memories, places, events, photos and contact names of people willing to be interviewed. A compilation report, ‘Stories of Beerwah’ identifies key themes and creative recommendations including:

Stories from the Gubbi Gubbi / Kabi Kabi people:
- The name Beerwah means ‘eagle’ from the Jinibara language group. Recommendation to utilise the eagle as part of Beerwah’s identity.
- Acknowledge the significance of the mountains, Beerwah as mother and her relationship to the surrounding fertile lands.
- Interpretive timelines starting in the dreamtime, with stories of how people used the land
- The social organisation of the Indigenous community, acting for the benefit of the collective (Eve Fesl & Bev Hand, 2012).

Stories from local residents and farmers:
- Beerwah’s rural farming history (timber, pineapples, railway, etc.)
- Natural flora and fauna
- Wimberleys Corner
- Commemoration of the wood choppers

Approved Capital Works Projects (2013/14 FY)

Simpson Street Public Domain Improvements
- 2013/14 FY
- Budget $4,000,000

Future Capital Works Projects (subject to change)

Turner Park Masterplan Implementation
- 2014-19 FY
- Budget $983,000
- Staged over 5 financial years

Design Principles and Response

Public / Integrated Art

The unique mountain setting, rich cultural heritage and ‘Stories of Beerwah’ provide inspiration for the development of art within the public domain. Proposed artworks may be a series of stand-alone sculptures or integrated within the built environment at key nodes. Possible sites include:

- Simpson Street (public and integrated art delivered as a part of the Streetscape Improvement Works).
- Turner Park (creative play elements and themes, subject to future funding).
- Gateway Entry Treatment (Beerwah-Kilcoy Road round-about, subject to future funding).
- Town Square (Simpson Street, subject to future funding).
- Future railway station (public art opportunities subject to DTMR approval and funding).
- Future built form through private development (eg. eastern wall of the Country Target development site).

Beerwah Sound Walk

Identify funding or grant opportunities for development of an audio walk, accessible by an intuitive mobile phone application. Audio stories would celebrate the people, heritage, environment, culture and community of Beerwah, allowing locals and tourists to listen whilst walking through town. Key benefits include:

- Generation of cultural tourism and local foot traffic in the town centre, benefiting businesses.
- Stories derived from residents of all ages and backgrounds, contributing to the building of community connections.
- A way of passing stories from the older generation to the younger generation (and potentially vice-versa).

Local Artists

The Glass House Country Art Trail is a collaboration of local artists showcasing their diverse talents and varied art forms. Studios and galleries are open by appointment, with trail maps and brochure’s available through various shops in the Glass House region. Building capacity of local Sunshine Coast artists will be a key objective through delivery and procurement of public art, as part of the Simpson Streetscape Improvement Works.

Events

The Masterplan identifies locations for a range of multi-purpose outdoor event spaces. The proposed Town Square on Simpson Street could support potential street activation events. Turner Park, the Beerwah Library and Community Hall will support existing and potential future community driven events such as expos, markets, music festivals or outdoor cinema. The Masterplan identifies opportunity for location of a multi-use structure / stage in Turner Park, to link with the community hall and present to the open space events area.

Schools / Youth

As a part of the Masterplanning process creative workshops were undertaken with the Beerwah State High School and Glass House Country Christian College to educate and identify public art opportunities relevant to the local youth.
2.3 Innovation and Creativity

Legend

- Gateway / Entry Treatment (possible landscape, signage or public art treatment)
- Creative Opportunities (Public Art, Events, Markets)
- Potential public or integrated art to streetscape works (Simpson Street)
- Potential Heritage / Sound Walk (Funding opportunities to be identified)
- Future Railway Station (Public art opportunities subject to DTMR approval and funding)
- Future Railway Corridor
Social Cohesion, Health and Well-being

Masterplan Objectives

Community Hub
Beerwah functions as a key community hub to the surrounding Glass House Country district, providing a range of community facilities, services and networks which help individuals, families, groups and communities meet their social needs, maximise their potential for development and enhance community well-being.

The Masterplan aims to provide links to support the network of existing social infrastructure, making places accessible and inviting for all community members regardless of ability, age or income. The Masterplan also aims to identify links between the private and public domain, with opportunity for development of activated commercial or outdoor dining spaces where communities can gather and meet.

Approved Capital Works Projects (2013/14 FY)
- Simpson Street Public Domain Improvements
  - 2013/14 FY
  - Budget $4,000,000

Future Capital Works Projects (subject to change)
- Turner Park Masterplan Implementation
  - 2014-19 FY
  - Budget $683,000
  - Staged over 5 financial years

Beerwah Sportsground Car Park Upgrades
- 2015/16 FY
- Budget $600,000

Associated Strategies
- Beerwah Sportsground Masterplan 2011
- Aquatic Plan 2011-2026
- Open Space Strategy 2010-2020
- Sport and Active Recreation Plan 2011-2026
- Skate and BMX Strategy 2011-2020
- Recreation Trail Plan 2012
- Social Infrastructure Strategy 2010-2020
- Community Events and Celebrations Strategy 2010
- Youth Strategy 2010-2015
- Access and Inclusion Plan 2011-2016
- Reconciliation Action Plan 2011-2016
- Draft Sunshine Coast Libraries Plan 2014-2024
- Draft Sunshine Coast Performance and Community Venues Plan 2013-2028

Design Principles and Response

Civic Heart - Turner Park
The Masterplan reflects the community’s strong desire for Turner Park to be developed as the civic heart and gathering place of Beerwah. Improved integration, accessibility and visual connections to the library and community hall is a key priority, creating pedestrian links from Peachester Road, Turner Street through to Simpson Street and Beerwah-Kilcoy Road. The Masterplan has explored a range of function and amenity improvements to Turner Park to increase the diversity of use including provision for event space, creative play, nature interpretation, bbq and picnic facilities (refer to page 31 - Turner Park Detail Plan).

Town Square - Simpson Street
Opportunity exists for development of a multi-purpose town square or central community space within the newly acquired block to the east of Simpson Street (former at grade rail level crossing). Approval is required by DTMR for the potential railway fence relocation, connecting the town square open space with the CWA Building.

Community Links
Improved east/west and north/south pedestrian connectivity between the town centre and community places will improve health and well-being, whilst providing access to goods and services. Improved accessibility of key community destinations include: the Railway Station, CWA Hall and Coochin Creek Fruit Growers Co-op to the north, Turner Park, library and community hall to the east, schools, sports ground, aquatic centre, skate park and BADYACC to the south, and the Beerwah Hotel, RSL, Emergency Services and Kindergarten to the west.

Sports and Recreation Facilities
Subject to funding implement the key priorities of the Open Space Strategy, Beerwah Sportsground Masterplan, Aquatic Plan, Skate and BMX Strategy. Recommendations include expanded sports facilities, lighting and drainage upgrades, improved access and parking, and provision for an expanded aquatic centre to improve capacity and function. Future carpark upgrades are scheduled to service the Beerwah Aquatic Centre.

Crime Prevention Through Environmental Design (CEPTED)
The Masterplan has identified and addressed key community safety priorities from the CPTED audit recommendations including improvements to pathways, lighting, surface drainage, sight lines, passive surveillance, safe crossing points and vehicle speed limits. Further investigation is required to determine the need and feasibility for possible CCTV installation in key areas.

Shared Private / Public Community Spaces
The Masterplan aims to identify links between the private and public domain, with opportunity for development of activated commercial or outdoor dining spaces where communities can gather and meet. There is also a need to work with the community and private sector to encourage community access to private meeting spaces such as the Beerwah Hotel, the RSL, school halls and church halls for use by the many local community groups.

The Beerwah Library and Community Hall should also be promoted to support potential future community uses.

Possible future community use spaces (TBC)
- Potential relocation of Simpson Street railway car park for community use open space (DTMR approval).
- Potential rail fence relocation for community open space south of the CWA Hall (DTMR approval).
- Potential future building extension to the Beerwah Library. Uses may include community, neighbourhood or flexible space (feasibility and drainage study required as per recommendations of the Draft Sunshine Coast Libraries Plan 2014-2024).
- Potential lease to local business for coffee shop/cart integrated with the Beerwah Library and Community Hall, creating a place where people can get a coffee, talk, read and offer passive surveillance to Turner Park (feasibility study required).
2.4 Social Cohesion, Health and Well-being

Legend

- Community Places
- Open Space Network
- Primary active street frontage
- Activity Nodes
- Shared Private / Public Spaces
- Potential future community use spaces (TBC)
- Potential relocation of railway car park for community open space (DTMR Approval)
- Potential rail fence relocation for community open space (DTMR Approval)
- Potential future building extension to Beerwah Library. Community uses may include community, neighbourhood or flexible space (feasibility & drainage study required as per Draft Sunshine Coast Libraries Plan 2014-2024)
- Potential lease to local business for coffee shop/cart integrated with the Beerwah Library and Community Hall (feasibility study required)
- Railway Station
- Bus Stop
- Toilet Facility
- Pedestrian / Bicycle Linkage
- Potential Pedestrian / Bicycle Linkage (DTMR Approval)
- Future Railway Corridor
Accessibility and Connectedness

**Masterplan Objectives**

As a part of the Masterplan a sustainable transport study has been undertaken. This study assessed the current and future access network for all-ability pedestrians, mobility scooters, bicycles, public transport, vehicles and parking in an effort to decrease the dependence on private vehicles and encourage a modal shift where possible. Provision of active transport networks such as walking and cycling contain multi-layered community benefits including improved town centre vibrancy, healthy lifestyles and contribution to the overall sustainability of the region.

**Approved Capital Works Projects (2013/14 FY)**

- Simpson Street Public Domain Improvements
  - 2013/14 FY
  - Budget $4,000,000

**Future Capital Works Projects (subject to change)**

- Turner Park Masterplan Implementation
  - 2014-19 FY
  - Budget $683,000
  - Staged over 5 financial years

**Beerwah School Precinct - Pathway Network Improvements**

- 2015/16 FY
  - Budget $400,000

**Associated Strategies**

- Sustainable Transport Strategy 2011-2031
- Active Transport Plan 2011-2031
- SEQ Principle Cycle Network Plan 2031

**Travel Behaviour Change Programs**

Seek to incorporate the Beerwah schools within travel behaviour change programs to encourage more families to walk, cycle or carpool to school.

**Design Principles and Response**

**Pedestrian Priority (all-abilities)**

The Masterplan provides pedestrian prioritisation including traffic calming through 'road diets', vehicle speed reduction, safe crossing points, lighting improvements and all-abilities pedestrian pathways. The under-grounding of power along Simpson Street will enable street tree planting, creating a "greening" of the town centre environment whilst providing shaded pedestrian links.

**Possible Pedestrian Connections (DTMR)**

The Department of Transport and Main Roads (DTMR) is to address the following community requests for improved pedestrian connections:

- Potential east/west pedestrian connection across the railway line to link Simpson and Mawhinney Streets.
- Potential pedestrian refuge across Kilcoy-Beerwah Road, west of the roundabout (current safety issue with students taking a shortcut across this road).
- Potential pathway travelling south from the Beerwah Sports Ground to the rural township of Glass House Mountains (existing gravel track west of railway line).

**Shared Bicycle / Pedestrian Pathways**

The SEQ Principle Cycle Network Plan identifies Simpson Street and Beerwah Parade as principle links to connect with the railway station. State government grant funding will provide a 2.5m wide shared pedestrian/cycle pathway to the open space east of Simpson Street, improving north/south connectivity between schools and the railway station. The Masterplan also identifies need for a shared pathway along Beerwah Parade to integrate with future design of the railway duplication.

**On-Road Bike Lanes**

Consistent with the SEQ Principle Cycle Network Plan, the Masterplan identifies on-road bike lanes to Steve Irwin Way, Peachester Road and Beerwah-Kilcoy Road. Typically, the existing road surface and shoulders contain sufficient width for on-road cycle lane marking. Implementation is subject to DTMR approval and funding.

**End of Trip Facilities**

State government grant funding will facilitate installation of cycling facilities and bike racks at community nodes along Simpson Street. Future end of trip facilities will be required at key developments and destinations such as shopping centres, the future railway station, sports ground, library and Turner Park.

**Bus Stops**

Bus stop upgrades are proposed along Simpson Street to ensure maximum convenience and all-abilities access to public transport users. Promotion of the public transport network is required including bus, rail and transport levy services.

**Wayfinding and Signage**

As a part of the Masterplan, a wayfinding and signage strategy has been developed to include key destinations, mapping and directional information to improve visitor circulation and navigation throughout Beerwah. Signage style and installation as per council’s Regional Wayfinding Guide (refer to page 27 - Wayfinding Analysis).

**Public Transport ‘District Hub’ (Connecting SEQ 2031)**

It is anticipated that with the development of Caloundra South, Beerwah will become a major rail commuter destination to connect with Brisbane. The Masterplan will support the potential for Beerwah to develop as a transit orientated development. Council will continue to work with Queensland Rail on the planning and design of the rail duplication, station upgrade and future CAMCOS link, to address community needs.
2.5 Active Transport Network

Legend
- Future Railway Corridor
- Pedestrian / Bicycle Linkage
- Pedestrian Signalled Crossing
- Pedestrian Raised Crossing
- Pedestrian Informal Crossing (kerb build outs or centre median refuge)
- Existing Pedestrian Underpass
- Potential Pedestrian / Bicycle Linkage (DTMR Approval)
- On-road Bicycle Lanes (DTMR Approval)
- Bicycle Racks
- Bicycle End of Trip Facilities
- Railway Station
- Bus Stop
- Toilet Facility
- Translink Rail Bus Service (Route 649)
- Beerwah Station to Australia Zoo (operated by Australia Zoo)
- QConnect Bus Service (currently part funded by Transport Levy)
- Flexilink Service - Peachester to Beerwah (currently part funded by Transport Levy)
The closure of the rail level crossing and construction of the Kilcoy-Beerwah Road bypass has lead to changes in vehicle movement throughout Beerwah. The Masterplan has identified improvements for vehicle navigation, circulation, signage, safety and parking with the aim of capturing and servicing potential visitors. The ‘de-maining’ of parts of Peachester Road, Simpson Street and Mawhinney Street presents an opportunity to reduce vehicle speed limits within the town centre.

Vehicle parking management is fundamental to successful sustainable transport. A car parking plan has identified existing and future parking needs associated with the rail expansion, as well as on-street public and off-street private developments.

Approved Capital Works Projects (2013/14 FY)
- Simpson Street Public Domain Improvements
  - 2013/14 FY Budget $4,000,000
- Town Square and Entry Treatment
  - 2013/14 FY Budget $400,000
- Future Capital Works Projects (subject to change)
  - Mawhinney Street Cost Est. $150,000
    (Additional Car Parking - TBC)

Associated Strategies
- Sustainable Transport Strategy 2011-2031
- Active Transport Plan 2011-2031

The ‘de-maining’ of key streets within Beerwah’s town centre provides opportunity to create a slow traffic environment and speed limit reduction to Simpson and Turner Streets (50km/hr). Further investigation is required to determine the need for reduced speed limits on Peachester Road and Mawhinney Street (requiring Council assessment, approval and signage upgrades).

Car Parking
The town centre car parking plan aims to rationalise existing and future car parking needs including the future railway precinct, spaces for disabled, motorbikes, mobility scooters and RV parking. Major redevelopment sites must deliver a balance of on-site car parking with provision for shade and tree planting (refer to page 26 - Vehicle Parking Plan).

RV Parking
The Masterplan identifies potential private RV parking adjacent to the Beerwah RSL (old lawn bowls site). The sports ground has previously been utilised for public RV parking, with future need and feasibility to be determined.

Railway ‘Park and Ride’
Continue to work with Queensland Rail on the planning and design of the rail duplication to address issues including station upgrades, pedestrian access, road networks and car parking. Advocate to the State Government for increased ‘Park & Ride’ facilities at the Beerwah railway station to service the projected population growth.
2.5 Vehicle Circulation and Signage

**Legend**
- **Gateway / Entry Treatment**
- **Primary active street frontage**
- **Potential vehicle laneway access**
- **Speed Limit Reduction (Simpson & Turner Streets) 50km/hr zone**
- **Existing Speed Limit 60km/hr zone**
- **School Zone 40km/hr zone (between 7-9am & 2-4pm)**
- **State Controlled Road (DTMR)**
- **Future Railway Corridor**

**Road signage upgrades to be complete (Council):**

1. New directional sign with:
   - Peachester Road - Town Centre
   (Sign Type: DTMR Green & white with blue place name)

2. Overlay name plate to existing directional sign with:
   - Simpson Street - Town Centre
   (Sign Type: DTMR Green & white with blue place name)

3. Replace existing directional sign with:
   - Simpson Street - Town Centre
   (Sign Type: DTMR Green & white with blue place name)

4. Retain existing directional sign with:
   - Simpson Street - Town Centre
   (Sign Type: DTMR Green & white with blue place name)

5. New identification sign for:
   - Library and Community Hall (Blue finger post double sided)

**Road signage upgrades completed (DTMR):**

6. Directional signage to Beerwah Pde (west bound)

7. Directional signage to Beerwah Pde (east bound)

**Road Signage request from Chamber of Commerce (subject to DTMR approval):**

8. Steve Irwin Way travelling north bound
   Before Roys Rd intersection install new large sign for direction:
   - Beerwah Town Centre - Peachester - Woodford

9. Before Mawhinney Street use existing sign post:
   - Business Centre - Hotel

10. Steve Irwin Way travelling south bound
    Before Roys Rd intersection install new large sign for direction:
    - Beerwah Town Centre - Peachester - Woodford

11. Before Mawhinney Street use existing sign post for direction:
    - Business Centre - Hotel
2.5 Vehicle Parking

Legend

- **Existing Car Parking**
- **Additional / Potential Future Car Parking**
- **Potential Future RV Parking**

Existing parking relocated to facilitate pedestrian areas

1. Potential relocation of railway car park for community open space (DTMR Approval)

2. Potential future railway “Park & Ride” (DTMR Approval)

3. Simpson Street additional parking (Approved Capital Works Program 2013/14)

4. Mawhinney Street additional parking (Council Funded Project TBC)

5. Potential future parking to Phipps Street for Local Neighbourhood Service Centre

6. Parking upgrades to Beerwah Sports Ground (Future Capital Works Program TBC)

7. Potential future parking to southern portion of Turner Street

- **Private property car parking**
- **Railway Station**
- **Bus Stop**
- **Future Railway Corridor**
2.5 Wayfinding and Pedestrian Signage

Legend

- Major Public Pathways
- Minor Public Pathways
- Non-accessible pathways
- Major Arrival Points
- Decision Points
- Informations Signs
- Direction Signs
- Illuminated Sign (Power Required)

Pictograms

Wayfinding Signage
Suite 2 - Timber and Aluminium

Refer to SCC Regional Wayfinding Signage Style Guide
Managing Growth

Masterplan Objectives

The future growth of Beerwah relies on both public and private investment, enabling its potential to emerge as a sustainable Major Regional Activity Centre. Opportunity exists to work with landowners and developers of key sites through the planning and design process. The key objective will be to achieve great built form and urban design outcomes that contribute to the setting, character and identity of Beerwah as a modern country town ‘Growing a bright future’.

Associated Strategies
• Draft Sunshine Coast Planning Scheme 2012
• Priority Infrastructure Plans
• Affordable Living Strategy 2010-2020

Note
The adjacent information has been derived from the Draft Sunshine Coast Planning Scheme (Public notification version – October 2012). The adopted Planning Scheme is to take precedence into the future.

Design Principles and Response

Built Form
The planning scheme outlines that development provides for buildings, structures and landscaping that reflects and enhances the modern country town character of Beerwah in terms of form, composition and use of materials. Performance outcomes:
• Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
• Roof forms use simple, traditional Queensland style roof designs including gable, hip, pitched or multiple gable roof forms.
• Development uses understated colour schemes and low-reflective roofing and cladding materials.

Significant Views
The planning scheme outlines that multi-storey buildings should be designed in a manner that preserves important view lines. Performance outcomes:
• Development provides for any storey above the ground storey to be set back at least 2 metres further than the ground storey front setback.
• Maintaining a 3–4 storey height limit with built form articulation and provisions.

Urban Boundaries & Rural Future
The planning scheme provides recommendations to maintain the urban boundaries of Beerwah’s township in order to:
• Protect agricultural lands and established rural industries from incompatible urban development.
• Protect the interurban breaks between Landsborough, Beerwah and Glass House Mountains so that each town retains its own identity.
• Protect the Glass House Mountains landscape as a spectacular gateway to the Sunshine Coast and a physical statement of sub-regional identity.

Affordable Housing Mix
Development in the high density residential zone, medium density residential zone and low density residential zone occurs in an integrated manner with higher residential densities provided within walking distance of the town centre and railway station to support transit oriented development. Development provides for walkable neighbourhoods with good pedestrian and cycle connectivity to employment, community and recreation areas as well as a diverse range of lot sizes and housing choices contributing to the creation of a well serviced, connected and affordable place to live.

Priority Infrastructure
Council’s policy framework and adopted strategies inform Priority Infrastructure planning for the Sunshine Coast. These strategies make recommendations that are specific to Beerwah, with implementation subject to future capital funding. Future coordination with State Government is essential to ensure that potential surplus railway land is utilised for community use (eg. open space, car parking or other purposes).
Growing a bright future!

3.0 Public Domain Masterplan
The Beerwah community has a vision for its town to ‘Grow a bright future’. Beerwah will retain its country feel, build a vibrant, safe and pedestrian friendly town centre, work towards environmental sustainability, create a cohesive and healthy community, balance growth with quality of life, strengthen its connection with the iconic Glass House Mountains and advance local business into the future.

The PLACE+ Beerwah Public Domain Masterplan captures the collective vision of the Beerwah community for their town. It aims to reflect their priorities and aspirations and provides the blueprint for the ‘look and feel’ of Beerwah’s streets and public open spaces.

The Masterplan reflects the community’s strong desire for Turner Park to be developed as the ‘civic heart’ of Beerwah.

Key objectives of the Masterplan are to:

- Re-establish Simpson Street as the main shopping precinct of Beerwah, with strong pedestrian connections to Mawhinney Street.
- Inform development of a vibrant, green and pedestrian friendly town centre with activated streets and open space areas.
- Improve pedestrian and cycle pathways with provision for safe crossing points.
- Develop community gathering points, seating areas and provision for outdoor dining.
- Develop a landscape palette that reflects Beerwah’s character as a modern country town.
- Inform State and Federal Government of the Beerwah community’s desire for future infrastructure.
- Identify future projects, partnerships and potential funding sources from all levels of government and the private sector.
3.2 Turner Park - Civic Heart

Legend
1. Proposed improvements to library entrance, signage and connection to Peachester Road
2. Proposed outdoor seating / community meeting space
3. Potential future building extension to Beerwah Library. Community uses may include community, neighbourhood or flexible space (feasibility & drainage study required as per Draft Sunshine Coast Libraries Plan 2014-2024)
4. Proposed pedestrian plaza and drop-off space
5. Potential future pedestrian through-block connections (as per Draft Planning Scheme 2012)
6. Proposed event space to support community driven events such as expos, markets and festivals
7. Proposed multi-use shelter / stage to link with the community hall and events space
8. Proposed Turner Street park entry plaza and pedestrian pathway
9. Proposed creative play to draw people into the park
10. Proposed attractor playground strengthening the concept of a ‘Glass House Mountains Family Adventure Precinct’
11. Proposed BBQ and picnic areas providing passive recreation with spectacular views to the mountains
12. Proposed improvements to stormwater drainage infrastructure with 3m formalised pedestrian pathway
13. Explore feasibility and low maintenance options for boardwalk / nature interpretation through wetland
14. Proposed picnic area visible from Kilkoy-Beerwah Road round-about (attracting passing vehicles)
15. Proposed turn around facility with additional car and large vehicle parking to Turner Street
16. Proposed pedestrian build out crossing points
17. Potential pedestrian refuge to Kilkoy-Beerwah Road (subject to DTMR approval)
18. Potential lease to local business for coffee shop/cart integrated with the Beerwah Library and Community Hall, creating a place where people can get a coffee, talk, read and offer passive surveillance to Turner Park (feasibility study required)
Council Approved Capital Works (2013/14 FY)

Simpson Street Public Domain Improvements
- 2013/14 FY  Council Budget $4,000,000

State Government / Enerex / Council Partnerships
Partnership A
- 2013/14: South East Queensland Cycle Network Program (50/50 Contribution)
  Project: Shared pedestrian / cycle pathway to east of Simpson Street (north / south connection)
  State government contribution: Grant $600,000

Partnership B
- 2013/14: Local Government Grants and Subsidies Program
  Project: PLACE+ Beewah Public Domain Improvements - Simpson Street Works
  State government contribution: Grant $470,000

Partnership C
- Community Powerline Enhancement Program (50/50 Contribution to Simpson Street)
  Project: Under-grounding of power
  Enerex contribution approximately: Grant $550,000

TOTAL PROJECT VALUE $5,620,000
Simpson Street Public Domain Improvements

Legend
1. Proposed active streetscape / open space areas (outdoor dining / seating)
2. Proposed 3m pedestrian pathway
3. Proposed raised pedestrian crossings
4. Existing bus stop / public transport node
5. Proposed 2.5m wide shared pathway
6. Proposed bicycle stands
7. Proposed realignment of railway car park exit
8. Existing railway car park (confirm possible future relocation with DTMR for public open space)
9. Existing CWA building
10. Existing pedestrian access to railway station
11. Existing toilet block
12. Existing buffer planting to rail line
13. Existing southern off-street car park
14. Proposed car park extension
15. Existing significant trees
16. Proposed location for public art
17. Proposed Town Square (subject to funding)
18. Possible rail fence relocation for increased open space area (subject to DTMR approval)
19. End of trip facilities
3.4 Mawhinney Street

Council Funded Projects (TBC) (2013/14 FY)

With the ‘de-maining’ of Mawhinney Street opportunity exists for the re-alignment of car parking to achieve additional bays, servicing the needs of surrounding business.

Mawhinney Street Parking

<table>
<thead>
<tr>
<th>Existing</th>
<th>Proposed</th>
<th>Total</th>
<th>Additional</th>
</tr>
</thead>
<tbody>
<tr>
<td>19</td>
<td>32</td>
<td>32</td>
<td>+13</td>
</tr>
</tbody>
</table>

Legend

1. Proposed active streetscape / open space areas
2. Proposed re-aligned 60° angled parking bays (additional 13 bays)
3. Proposed garden bed build outs in road corridor
4. Proposed pedestrian pathway connection
5. Proposed pedestrian crossing kerb build out (informal crossing point)
6. Existing pedestrian pathway
7. Proposed street tree planting
8. Proposed landscaped gateway / entry treatment (Mawhinney Street / Steve Irwin Way intersection)
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4.0 Landscape Palettes
Beerwah’s town centre traverses a range of vegetation types including Melaleuca Open Woodlands, Eastern Eucalypt Forest and Wet Eucalypt Forest.

Street planting will contain predominantly local native species providing habitat corridor links. Street tree and garden bed planting to be informal and natural in style, planted in large garden bed areas (avoid tree grates).

Significant stands of Blackbutt (Eucalyptus pilularis) are located adjacent to the railway line. Turner Park, located at lower elevation and with wet soil conditions displays a natural predominance of Melaleuca. The introduction of rainforest-type species surrounding the Beerwah Library and Community Hall were previously planted by the local community.
4.2 Planting Palette

Trees > 10m

01 Corymbia intermedia
02 Elaeocarpus obvatus
03 Eucalyptus microcorys
04 Eucalyptus pilularis
05 Eucalyptus lindaeae
06 Flindersia benmattina
07 Flindersia brayleyana
08 Grevillea barbatana
09 Lophostemon confertus
10 Melaleuca quinquenerya
11 Syzygium ferbundum
12 Tristanopiosis laurina ‘Lucisius’

Trees < 10m

13 Backhousea chlorotica
14 Corymbia phlyocarpa ‘Summer Beauty’
15 Corymbia phlyocarpa ‘Summer Red’
16 Cupaniopsis parvifolia
17 Melaleuca ‘Tallee Pink’
18 Melaleuca viminalis ‘Dawson River’
19 Syzygium australe

Shrubs < 2m

20 Cardylea rubra (green form)
21 Doryanthes palmeri
22 Dahnia aspera
23 Goliaa incophloia ‘Blushing Beauty’
24 Hovea acutiflora
25 Leptospermum species
26 Lomandra species
27 Melaleuca inafitflora ‘Little Red’
28 Melaleuca pachyphylla
29 Melaleuca thyridiflora
30 Pultenaea vialosa
31 Syzygium ‘Cascadia’
32 Xanthorrhoea laifolia

Ground Covers < 0.75m

33 Austromyrtus dulcis
34 Babingtonia virgata ‘La Petite’
35 Chrysococcum actinatum
36 Grevillea lanigera ‘Mt Tamboretha’
37 Leucopetronum polygalifolium
38 Melaleuca viminalis ‘Little John’
39 Pia taballanish ‘Enidale’
40 Tibouchina ‘Goopy baby’
41 Viola hederacea

Pink Bloodwood
Hard Quandong
Tallowood
Brindabella’s Stringbark
Bennard’s Ash
Queensland Maple
White Oak
Brush Box
Broad-leaved paperbark
Giant Weeping Lilly Pilly

Lemon-scented Myrtle
Summer Beauty
Summer Red
Small Leaved Tuckaroo
Weeping Bottlebrush

Broad Leaf Palm Lily
Blushing Beauty
Hovia
Tea Tree
Matt rush
Little Red
Thyme-leaved Honey Myrtle
Pea-flower
Weeping Lilly Pilly

Midyim, Midgenberry
Dwarf Backeas ‘La Petite’
Yellow Buttercups
Grevillea ‘Mt Tamboretha’
Little Bun
Dwarf bottlebrush
Tussac Grass
Lasseters dwarf white
Native violet
The centre’s materials palette is strongly influenced by the surrounding mountains, natural environment and rural character with prevailing tones of browns, greys, and the highlight of paperbark. The palette aims to create a “modern country town feel”, with materials sympathetic to Beerwah’s strong rural history, combining rustic elements in a modern context and application.

**Timber**
Recycled or hardwood timber, locally sourced. Strength as required for structural purposes, and termite resistant. Finished with Lanotec Timber Seal (or approved equivalent) for natural grey tones.

**Steel**
Double hot-dipped galvanised and/or, 2-pack epoxy (satin) finish. Colour to be Dulux ‘Woodland Grey’.

**Stone**
Hanson ‘Glasshouse Mountains Stone’. 150-200mm thick. Rhyolite in granitic composition.

**Concrete / Feature Pathway**
Heritage pattern with soldier course in contrasting clay bricks. Pathway infill to be exposed aggregate coloured concrete. Contrasting tactile for all-abilities DDA compliance. Refer to Simpson Street construction documentation for Schedule of Finishes.
4.4 Furniture and Lighting Palette

**Summary**

01 RCB Stone Clad Walls and Retaining Walls
02 RCB Stone Clad Seating Wall & Timber Slat Bench
03 Custom ‘Beerwah Town Centre’ Table and Seats
04 Gossi Park Kurumba Table & Bench, Kwila Timber
05 Wayfinding Signage Suite 2 - Timber & Aluminium
06 Galvanised steel fence or balustrade
07 Hardwood timber bollard with galvanised steel cap
08 Bike hoop stand, nom 40mm OD, marine grade 316 brushed stainless steel finish
09 Street & Garden Furniture CCC01 Drinking Fountain, marine grade 316 stainless steel brushed finish

**Street Furniture Palette**

01 RCB Stone Clad Walls and Retaining Walls
02 RCB Stone Clad Seating Wall & Timber Slat Bench
03 Custom ‘Beerwah Town Centre’ Table and Seats
04 Gossi Park Kurumba Table & Bench, Kwila Timber
05 Wayfinding Signage Suite 2 - Timber & Aluminium
06 Galvanised steel fence or balustrade
07 Hardwood timber bollard with galvanised steel cap
08 Bike hoop stand, nom 40mm OD, marine grade 316 brushed stainless steel finish
09 Street & Garden Furniture CCC01 Drinking Fountain, marine grade 316 stainless steel brushed finish

**Lighting Palette**

11 Luminaires: We-ef ASP 700 Series
   Lamp: LED (metered), Metal Halide (unmetered), 3000K
   Pole: We-ef AMF-S 270-3120 (6m), 316 SS foundation assembly, Pole Bracket: We-ef 300-0477
   Colour for all units: RAL#7012 Basalt Grey Powdercoat

12 Luminaires: We-ef ETC 100-500 LED series
   Lamp: LED (metered), 3000K, Subject to lighting design with ECG control gear
   Colour: Stainless steel trim polished

**Public and Integrated Art Opportunities**

Turner Park Boardwalk (cost, materials and feasibility TBC)
Typically the built form within the public domain includes picnic and BBQ shelters, toilet facilities and bus stops. Roof form to contain a traditional gable roofline reflecting the existing architectural vernacular. The proposed multi-purpose stage/shelter located within Turner Park is to reflect the skillion roof line and materials of the adjacent Beerwah Library.

Private Domain - Built Form

The Draft Sunshine Coast Planning Scheme 2012 incorporates the Beerwah local plan code. This provides for development of buildings, structures and landscaping which reflect and enhance the modern country town character of Beerwah in terms of form, composition and use of materials. Performance outcomes are as follows:

- Buildings and structures incorporate traditional external building materials, such as timber cladding and corrugated iron roofs.
- Roof forms use simple, traditional Queensland-style roof designs including gable, hip, pitched or multiple gable roof forms.
- Development uses understated colour schemes and low-reflective roofing and cladding materials.
Growing a bright future!

5.0 Implementation Plan
Implementation

This Masterplan provides the blueprint for development of the public domain, ensuring continuity of the open space and streetscape environment. The Masterplan will be implemented in a staged approach through future public and private investment projects.

State Government Projects

The Queensland Infrastructure Plan 2011, outlines future rail infrastructure investment to support Beerwah’s development as a Major Regional Activity Centre and public transport ‘District Hub’ (Connecting SEQ 2031). Future planned projects include:
- North Coast Rail Line Duplication and Beerwah Station Upgrade (2020)
- Future CAMCOS Transport Corridor (2021-26)

Development Assessment and Conditions

The Masterplan identifies the Primary Streetscape Treatment Area consistent with the Draft Sunshine Coast Planning Scheme 2012. Through the development application process, opportunity exists for council to work with landowners and developers of key sites to deliver contributed assets that contribute to the setting, character and identity of Beerwah.

The requirement to provide streetscape improvements in accordance with council requirements is a common condition of development approval (depending on the scale, location and setting of the proposed development). The Masterplan provides locally relevant and tailored design guidance to inform streetscape treatments proposed or required to be undertaken as part of the development application process.

Council Projects

Council adopts a Capital Works Program every year, which includes projects for the Beerwah town centre and surrounding area. Approved projects for 2013/14 have been identified to support delivery of the Beerwah Public Domain Masterplan. Other projects beyond the town centre have also been identified contributing to broader community needs. It should be noted that projects scheduled beyond the current financial year are subject to change by council, as required through the annual budget process.

Partnership Opportunities:

State Government / Council

The PLACE+ Beerwah Public Domain Improvements project is a successful model of partnership for joint initiatives between the Sunshine Coast Council and the Queensland State Government.

Partnership A
- 2013/14: South East Queensland Cycle Network Program (50/50 Contribution)
- Project: Shared pedestrian / cycle pathway to Simpson Street (north / south connection)
- State government contribution: $600,000
- Status: Approved

Partnership C
- Community Powerline Enhancement Program (50/50 Contribution)
- Project: Undergrounding of power to Simpson Street
- Energex contribution approximately: $550,000
- Status: Approved

Partnership D
- Confirm with DTMR future rail alignment and potential for open space use in fenced area south of the CWA Hall (possible rail fence relocation).
- Opportunity to develop lease arrangement for open space use, reserve or deed of grant in trust
- Status: Approved

State Government / Private Sector

Partnership E
- Coochin Creek Fruit Growers Co-op Lease
- Possible farmers markets or other place activation projects to promote the region as major food hub
- Status: TBC
The future growth of Beerwah relies on both public and private investment, to enable it to emerge as a Major Regional Activity Centre and public transport ‘District Hub’. The adjacent plan outlines the various projects and potential funding sources from State Government, council and the private sector.

**Legend**

**Beerwah Town Centre**

**Council Approved Capital Works Projects (2013/14 FY)**

1. Simpson Street Public Domain Improvements
   - 2013/14 FY Budget $4,000,000
2. Town Square and Entry Treatment
   - 2013/14 FY Budget $400,000
3. Beerwah Stormwater Rehabilitation
   - 2013/14 FY Budget $250,000
4. Turner Park Shelter Replacement
   - 2013/14 FY Budget $50,000

**Beerwah Town Centre**

**Council Future Capital Works Projects (subject to change)**

5. Mawhinney Street (Additional Car Parking - TBC) Cost Est. $150,000
6. Turner Park Masterplan Implementation
   - 2014-19 FY Budget $683,000
   - Staged over 5 financial years
7. Beerwah Sportsground Car Park Upgrades
   - 2015/16 FY Budget $600,000
8. Beerwah School Precinct Pathway Network Improvements
   - 2015/16 FY Budget $400,000

**NOTE:** Further details of future works can be found in Council’s adopted indicative 10-Year Capital Works Program.