

Context

Beaudesert remains the major centre of the region. The town has experienced significant urban growth; however, its rural town origins and country heritage remain embodied in the rural town streetscapes and architecture. The use of place based design principles is encouraged to support connections between residential, community, recreation and commercial activities.

Beaudesert:

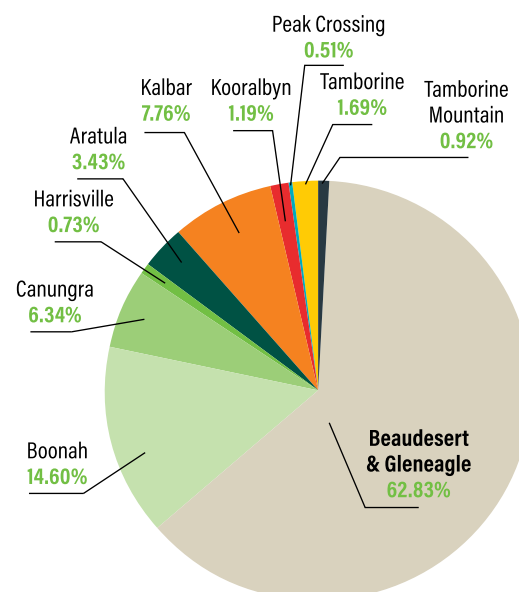
1. has a traditional neighbourhood design featuring street systems that have a clear hierarchy, generally based on a grid pattern that facilitates accessibility;
2. has a thriving commercial centre that accommodates a wide range of commercial, community, recreation, residential and cultural and civic activities within an active and vibrant mixed use environment, which reinforces the intended role and function of Beaudesert as the major centre of the region;
3. provides safe, accessible and vibrant spaces for people to gather and connect;
4. provides a diverse range of attractive, affordable housing that caters for the needs of residents with convenient access to the major centre, recreation and other services;
5. provides housing choice, catering for a wide range of households with residents having their housing needs met as they move through their life cycle;
6. includes a wide range of building types that are designed to respect the traditional building character, allowing for choice and the flexibility for buildings and land use to be adapted and changed over time;
7. has maintained clear edges defining the urban development from the surrounding landscape and Rural Areas;
8. is serviced by an efficient and integrated infrastructure and services network;
9. has retained its unique rural setting and landscape character through the protection of significant natural landscape and environmental values such as Spring Creek, Waters Creek and Fishers Gully and the retention of the upper slopes of the Birnam Range in a natural state, which continues to 'frame' and provide a scenic backdrop to the town and function as a key ecological corridor.

SCENIC RIM GROWTH MANAGEMENT STRATEGY 2041

Beaudesert & Gleneagle



Housing Land Supply



% SHARE OF
RESIDENTIAL LOT
GROWTH ACROSS
GMS STUDY
AREAS

SCENIC RIM
REGIONAL COUNCIL

Housing Land Supply Beaudesert & Gleneagle

9,557

ADDITIONAL RESIDENTIAL LOT POTENTIAL TOTAL 2016 - 2041
(Scenic Rim Planning Scheme + Growth Management Strategy)

3,571

NO. OF HOUSEHOLDS AS AT 2021
(Bull & Bear, 2021 Census)

6,899

SCENIC RIM PLANNING SCHEME - ADDITIONAL LOT* POTENTIAL
(including approved new lots since 2016)

2,668

GROWTH MANAGEMENT STRATEGY - ADDITIONAL LOT POTENTIAL

62.83%

% SHARE OF RESIDENTIAL LOT GROWTH ACROSS THE GMS STUDY AREAS

Growth Strategies

Growth Strategy

Implementation

1



Development protects and enhances important biodiversity corridors and linkages in Beaudesert to support local biodiversity and linkages between areas of ecological significance in the region.

Undertake a review of Matters of Environmental Significance and a region-wide investigation into mechanisms to protect and enhance important biodiversity corridors for implementation through an amendment to the Environmental Significance Overlay in the Scenic Rim Planning Scheme 2020.

2



New housing and neighbourhoods provide a point of difference in terms of urban form and character, which distinguishes it from other growth areas in SEQ, creating typical planned neighbourhoods which promote a sense of place.

1. As part of a future Scenic Rim Planning Scheme 2020 amendment, review land in the Urban Footprint in Beaudesert and consider rezoning for residential purposes in the Scenic Rim Planning Scheme 2020 based on the Growth Management Strategy Map for Beaudesert.

In considering additional land to accommodate projected population growth in Beaudesert, ensure that new development in greenfield areas:

2. Review the master planning requirements in the Scenic Rim Planning Scheme 2020 and ensure master planning is required for all new residential communities.

- accommodates higher densities (in a Medium Density Residential Zone) in well-located neighbourhoods close to the town centre, parks and future public transport routes; and



- is master-planned to ensure well-planned neighbourhoods, efficient use of infrastructure and provision of a range of housing types to meet projected housing needs.

Growth Strategies (contd)

	Growth Strategy	Implementation
<p data-bbox="113 405 215 517">3</p> 	<p data-bbox="592 439 1007 622">New development in Beaudesert ensures that a range of dwelling types are provided to meet the identified need for more dwellings for smaller households and more Retirement facilities and Residential care facilities.</p>	<ol data-bbox="1043 439 1465 1285" style="list-style-type: none"> 1. Review the master planning requirements in the Scenic Rim Planning Scheme 2020 to ensure that new residential master planned areas provide a range of housing types to meet the projected housing needs of the population. In particular, consider the need to provide for smaller households and the need to facilitate accessible housing, including for the ageing population and people with disabilities. 2. Review the Scenic Rim Planning Scheme 2020 to consider incentives to encourage development of residential care facilities and retirement facilities, within appropriate locations within the Beaudesert and Gleneagle Study Area. Options for investigation include lowering the level of assessment in residential or mixed use zones or reducing infrastructure charges. 3. Review the zoning of existing Residential Care Facilities in Beaudesert to ensure their ongoing use and expansion is supported to cater for the identified need for additional facilities.
<p data-bbox="113 1312 215 1424">4</p> 	<p data-bbox="592 1346 1007 1498">Residential growth in Beaudesert is prioritised on existing land which is well located and zoned for residential purposes and supported by suitable planned trunk infrastructure networks.</p>	<p data-bbox="1043 1346 1465 1529">In a review of the Local Government Infrastructure Plan, consider identifying additional land in Beaudesert and Gleneagle for inclusion in the Priority Infrastructure Area to encourage growth in coordination with planned infrastructure.</p>

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Growth Strategies (contd)

	Growth Strategy	Implementation
<p data-bbox="113 405 215 515">5</p> 	<p data-bbox="592 439 1019 622">Streetscape and enhancements to the built form and community facilities in Beaudesert provide a strong sense of place and active centre both night and day and reinforce its role as the Principal Rural Activity Centre and cultural centre for the Scenic Rim.</p>	<ol data-bbox="1042 439 1469 1021" style="list-style-type: none"> 1. Continue the Council-led revitalisation project for the Beaudesert Town Centre to make infrastructure and streetscape improvements to deliver a built environment which resonates with residents, provides a relaxed rural atmosphere, and also yields a social and economic dividend for the Beaudesert community. 2. Through the implementation of the Scenic Rim Planning Scheme 2020 (development assessment), ensure that the scale of new development in the centre accurately reflects the economic role Beaudesert serves within the region and that the built form promotes rejuvenation through high quality architecture and landscape design, building robustness and flexibility.
<p data-bbox="113 1048 215 1158">6</p> 	<p data-bbox="592 1081 1019 1328">Improvements to the Mount Lindesay Highway increase safety and efficiency of the north-south arterial route, as well as increase capacity in its role as a major freight route for the Bromelton State Development Area, thereby supporting its role as a key economic driver for growth in Beaudesert.</p>	<ol data-bbox="1042 1081 1469 1753" style="list-style-type: none"> 1. Prepare a Transport Strategy (including transport modelling), which will provide direction for the transport system through to 2041, which can be used to proactively advocate with other key stakeholders. 2. Continue to advocate for critical State-provided infrastructure upgrades, through platforms including the: <ul data-bbox="1042 1391 1461 1552" style="list-style-type: none"> • SEQ Regional Planning Committee; • SEQ City Deal; • review of the SEQ Regional Transport Plan; • Federal infrastructure funding initiatives. 3. Continue to develop a comprehensive evidence base to support ongoing, proactive encouragement for government agencies to develop strategic enabling infrastructure.

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Beaudesert & Gleneagle Study Area

