



Beenleigh is the urban centre of this character area and is currently subject to a Local Area Plan, which deals with landscape character issues. This Visual Diary is focused on the surrounding sugar cane and the bay edge and identifies the generic elements that contribute to the overall character of the Sugar Cane component of the Beenleigh Sugar Cane Character Area. The unique characteristics of individual areas needs to be considered alongside these general character guidelines.

For further information on the historical context of the canelands, refer to Council's brochure titled "Sweet Survivor".

A Vision for the Future of the Beenleigh & Sugar Cane Areas

Beenleigh remains an extensive core commercial centre with a strong urban edge, set within the cane land's rural landscape and bordered by the naturalness of the bay edge. The core commercial centre retains its role as a half way marker to the coast and the surrounding landscape remains as a landmark with a distinct character of its own. The cane lands retain their strong historical and character links. The scale of coastal development for the area remains small.

Existing Landscape Description

The sugar cane fields lie within a flood plain landscape bordered by foothills and the Bay Islands. The area is separated from the commercial centre of Beenleigh by the highway. The landscape is very flat and open due to the prominence

of cane as the major land use. This flatness/openness is punctuated occasionally by large trees/stands of remnant vegetation or by a homestead with its associated cultural planting.

A few small communities or commercial outlets are located within the landscape. Pockets of new residential areas are gradually breaking up the agricultural landscape. Low key recreational boating related activities occur along the bay edge.

Important Landscape Elements

- ▶ Cane fields act as breathing space for Beenleigh Town Centre and as a buffer to the Bay Islands
- ▶ Cane fields are a landmark within a city wide context
- ▶ Low scale coastal development enhances the natural edge to coastline

Social & Recreational Issues

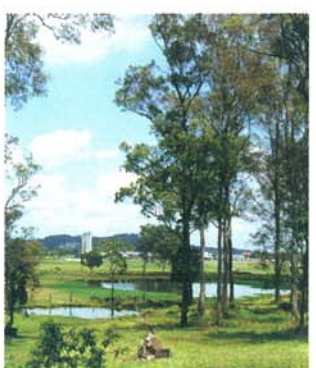
- ▶ Limited open space or opportunities for recreation at water's edge
- ▶ Last remaining agricultural production land left in the City

Important Views & Vistas

- ▶ Uninterrupted views over cane fields to foothills to the south west
- ▶ Views across fields to isolated houses
- ▶ Natural views along coastline and across to islands



Character desired **Character not desired**



Edges in General

- ▶ Small, defined communities within agricultural land
- ▶ Rural landscape buffer between new residential areas and farming land
- ▶ Intensive development along highway is buffered
- ▶ Unscreened views across agricultural land into new residential areas
- ▶ No informal buffering between new residential areas and agricultural land

Boating Facilities

- ▶ Small scale boat storage & berthing
- ▶ Small scale signage integrated with development form
- ▶ Natural water/land edge
- ▶ Minimal use of bulky built form
- ▶ Large scale, visually intrusive marina developments
- ▶ Large gated entries with intrusive signage
- ▶ Hard/artificial water/land edge
- ▶ Increased use of bulky built form

Commercial/Light Industrial Areas

- ▶ Small scale development
- ▶ Siting of buildings contributes positively to character of the local street
- ▶ Built form appropriate scale to surrounding landscape
- ▶ Built form design is simple and avoids bulk massing of materials and colours
- ▶ Buildings oriented away from street, little positive contribution to the local character of the street
- ▶ Buildings are an inappropriate scale to surrounding landscape, i.e. they dominate landscape by the use of bulky building design, materials and colours

Rural Housing

- ▶ Built form and planting support the rural character by being designed to avoid bulk massing of materials and colour
- ▶ Set back from road
- ▶ Houses sited in large open space areas
- ▶ Frame work planting of large specimen trees supported by remnant native vegetation
- ▶ Housing materials, design and colours are visually bulky
- ▶ Built form and gardens are not sympathetic to the local rural character
- ▶ Front fences are solid and dominate the landscape of the road edge
- ▶ Plant species primarily low, no large or native tree species

Industrial Edge

- ▶ Provides open space edge to industrial areas on the fringe of Beenleigh
- ▶ Buffer to highway
- ▶ Distinct edge to Beenleigh
- ▶ Transition area from Beenleigh to cane land area
- ▶ No buffer between industrial activities and cane land environment
- ▶ Hard industrial edge has a negative impact on the general rural agricultural character of the landscape
- ▶ Minimal use of vegetation



Industrial