

3.2 Planning Area No. 2 – Nambour

3.2.1 Location and Role

Nambour is located near the geographic centre of the Shire, between the Bruce Highway and the foothills of the Blackall Range system. The town enjoys a picturesque setting shaped by the surrounding hills and hillside vegetation. The Planning Area includes the Nambour Town Centre and the residential areas of Burnside, Highworth, Nambour Heights and Rosemount, as well as sections of Perwillowen and Coes Creek.

Nambour is the traditional business and administration centre of the Sunshine Coast Region. Although many of its functions have in recent times relocated to the Principal Activity Centre of Maroochydore, Nambour serves an important role as a Major Activity Centre providing higher order goods and services to residential community in the hinterland and rural parts of the Shire.

Nambour also remains the regional hub of medical and para-medical services and is the largest residential community in the hinterland and rural parts of the Shire.

3.2.2 Vision Statement

(1) It is intended that:

Nambour will be a major activity centre, providing higher order goods and services to the hinterland and rural parts of the region. It will also provide a focus for a number of important industry and administration activities as well as accommodating the headquarters of a number of rural focussed State and Commonwealth government agencies.

In contrast to its important role in the region, Nambour will continue to develop as a contemporary hinterland town, settled amongst the surrounding forested hills and valleys. The town centre will be the focus for business activity providing a range of services to the surrounding areas. It is envisaged that the Town Centre will be a vibrant and active node encouraging community interaction. Streetscape enhancement and well designed new premises will enhance the appearance and function of the town centre.

The town is also expected to become more valued as a pleasant residential location due to the attractive vegetation, topography and “country town” character. The existing facilities and Nambour’s accessibility to Brisbane, offered by an electric rail system and road linkages, contribute to the livability of this Planning Area. The close proximity to the coast and its beaches add further to the attractiveness of Nambour as a residential location.

The important environmental features within the Planning Area, such as Ferntree Creek National

Park, Koala Park, Cilento Park, and areas of remnant vegetation will be protected for their ecological and scenic values. These values include the strategic importance of remnant vegetation in this area, particularly as a linkage between the inland ranges and the coastal plains vegetation, and as a seasonal corridor for migratory bird species between these parts of the Shire.

(2) This means that:

- (a) Higher order retail, business and administration uses will locate within the town centre so as to consolidate its form and function. Uses which threaten the consolidation of the Town Centre as a major activity centre (ie larger scale commercial development outside the defined Town Centre area) will not be supported.
- (b) New development in the Town Centre will be sited and designed to address the street and will reinforce the cultural heritage values and contemporary rural character of the town.
- (c) The Nambour Hospital will continue to provide a focus for medical and para medical facilities within the Sunshine Coast Region. This important community service and place of employment will be supported by ancillary medical and related uses which will be encouraged to locate within a defined medical Precinct.
- (d) The Nambour TAFE, together with the existing primary and secondary schools in the town, will be retained so that Nambour remains a key centre for learning in the region.
- (e) Other Government services and activities (especially those with a rural community focus) will be encouraged to locate or remain within the Planning Area.
- (f) New residential premises will be sited and designed to reflect the physical characteristics and constraints of the land on which it occurs. Development should be sensitive to the existing topography along ridges and creek lines, while also protecting sensitive slopes and remnant vegetation.
- (g) Nambour’s areas of significant riparian vegetation, open space and natural bushland are valuable elements to be considered in any future development. It is important that these areas are retained to form a system of natural vegetation, and/or enhanced and restored where necessary. Nambour provides a range of sporting and recreational facilities such as the Showgrounds and numerous clubs and societies which provide a valuable focus for the surrounding hinterland and other areas of the Shire. Ferntree Creek National Park is an important environmental asset to the

Planning Area and the Shire and this National Park, as well as other open space areas, such as Koala and Cilento Parks, will be preserved.

3.2.3 Key Character Elements

(1) Location of Uses and Activities

- (a) Development is to consolidate and strengthen the existing Town Centre in keeping with its desired character. This includes mixed use infill development and mixed use redevelopment of under-utilised sites.
- (b) Retail, business and commercial uses and government services will be located in the Town Centre.
- (c) A range of medical and para medical facilities, and associated services will co-locate around the Nambour Hospital.
- (d) The existing industrial areas and industrial uses throughout Nambour, including the Moreton Sugar Mill and the Sunshine Milk complex, will be retained and consolidated. Ancillary or compatible uses will be encouraged to co-locate in these specific areas.
- (e) It is intended that Nambour build upon its predominantly day-time orientated elements and provide for a range of opportunities equally applicable to evening and night-time usage.
- (f) Restaurants, outdoor eating facilities will be encouraged in the town centre. The provision of a 4 to 6 cinema complex, as part of the redevelopment of the Nambour Central Mall complex to enhance evening and night usage of Lowe Street, will be encouraged.
- (g) Any new residential development will (in the first instance) be encouraged to occur as infill on existing unoccupied subdivided lots or on approved development sites within this Planning Area.
- (h) The use of the Centenary Square complex will be investigated, to determine if community facilities such as the library or other activities can be relocated in order to maximise exposure to the community and be closer to proposed major areas of activity.

(2) Design Intent

- (a) Nambour currently displays a contemporary country town image due to its setting amidst forested foothills, surrounding rural activities, the sugar mill and other elements of cultural heritage and townscape significance. A mix of housing types, businesses and recreational opportunities will be encouraged to enhance the present attractiveness and viability of the town.

(b) Opportunities to achieve increased densities and a range of dwelling types in areas close to the Town Centre will be pursued, while providing for the development to be sensitive to the topography, significant environmental and/or character values of the locality.

- (c) Opportunities to maximise the image, usage and redevelopment options for the Centenary Square complex to introduce community meeting rooms, Council Library and related activities, and improve its linkages to the train station and its streetscape will be sought.
- (d) New development or redevelopment of commercial premises within the Town Centre will be encouraged to address the street and encourage pedestrian usage. This will be achieved through provision of awnings and facade treatments consistent with the character of the town.

(3) Environmental Assets

- (a) The vegetated hilltops around Nambour make an important contribution to the visually attractive setting of Nambour and its rural character and identity and also have significant strategic importance for maintaining ecological linkages, particularly between the inland ranges and the coastal lowlands. New development is to ensure that hillsides, ridge-lines and escarpments are protected through responsive and innovative lot layout and building siting and design. Development which is unresponsive to the landscape characteristics of a site will not be supported.
- (b) Remnants of vegetation along drainage lines and on flatter land are also important to the ecological and scenic values of Nambour. New development will seek to protect or enhance such vegetation as ecologically sustainable remnants.
- (c) Petrie Creek is the major waterway traversing the Planning Area. Although its function and values have been degraded in the past, it is intended that Petrie Creek be restored as an attractive drainage, ecological and open space element. New development occurring adjacent to, or upstream of Petrie Creek will be required to contribute to the restoration of this waterway and to the improvement of water quality within the creek system.
- (d) Nambour has a number of important parks and conservation areas including the Ferntree Creek National Park, Koala Park and Cilento Park. These parks, as well as a number of remnant bushland areas and creek lines contain high quality remnant vegetation and will be preserved. New development adjacent to these environmentally sensitive areas should

incorporate adequate buffers and ensure new uses do not impact on the values of any nearby natural areas. It is a key objective to obtain a linked open space system between these parks and other open space areas.

(4) Access and Movement

- (a) Nambour is bisected by the Old Bruce Highway. This Highway has been renamed Currie Street through the centre of Nambour. New development is to recognise and protect the function of this road as the main north/south link through the town.
- (b) Within the Town Centre of Nambour, Currie Street and Lowe Street should be managed to provide a slow speed environment conducive to safe pedestrian movement.
- (c) Nambour provides a key interchange connecting the electric rail system from Brisbane to the regional bus network. Opportunities to improve public transport routes and access for the community within and to other destinations will be promoted.
- (d) The provision of accessible off-street parking will be sought.
- (e) Safe and more comfortable pedestrian movement within the Town Centre will be sought through streetscape improvements and enhanced linkages.

3.2.4 Statements of Desired Precinct Character

(1) Nambour Central (Precinct Class = Town Centre Core)

This Precinct is located in the central core of Nambour and includes the traditional business and administration centre of Nambour. The section of the Old Bruce Highway known as Currie Street runs through the Town Centre.

In more recent times, many of the traditional functions that were based in Nambour have relocated to Maroochydore. Nambour still serves an important role providing higher order goods and services to residents in the immediate vicinity, nearby rural towns and surrounding rural areas.

The Town Centre core accommodates the key business and retail activities for Nambour. A number of large shopping centres are located in this Precinct. As well as this, there are a range of smaller retail outlets, offices and eateries.

The Town Centre includes the Nambour Railway Station and Interchange which is a very important activity node in the town. The Maroochy Shire Council Chambers and various State Government offices are also located in this Precinct.

A wide range of activities and services will be encouraged in this core Precinct. It is intended that the Precinct remain a compact centre and higher order retail, business and administration uses will be encouraged. Nambour is to become a major activity centre, providing goods and services to the hinterland and rural parts of the region. It is anticipated that the majority of these goods and services locate in this Precinct.

Infill development will be encouraged in this Precinct, provided that it does not compromise the existing character of the traditional buildings. Restaurants and outdoor eating facilities will be encouraged in the Town Centre. The provision of a four to six cinema complex will be encouraged, as part of the redevelopment of the Nambour Central Mall complex to enhance evening and night usage of Lowe Street. Any redevelopment of Centenary Square should provide a link to the train station.

Council recently completed the first stage of an urban improvement project which incorporated street tree planting, new paving along the footpaths of Currie Street and other design features. It is intended that further urban improvements works be completed in this Precinct to encourage local businesses to establish in this location and enhance the pedestrian atmosphere.

Preferred and Acceptable Uses

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

In addition, some indoor recreation uses such as a theatre and a private art gallery may be appropriate.

Landscape and Built Form

It is intended that this Precinct be the major shopping and entertainment focus for Nambour. New buildings should be designed to complement the traditional architecture of Nambour, incorporating footpath awnings and interesting roof lines.

Buildings should be designed to enhance the existing built-form character and the following elements should be considered in relation to adjacent and nearby development:

- mass and proportion,
- building materials, patterns, colours and decorative elements,
- roof form and pitch,
- verandahs, eaves and parapets,
- landscaping.

New premises should incorporate extensive and attractive landscaping that complements the existing streetworks. Landscaping should use predominantly native species in accordance with Council's Code for Landscaping Design.

New buildings and refurbishment of existing buildings should address the street by incorporating features such as active street fronts, clearly defined "front door" entries and awnings and other elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest and 'soften' the impact to the street.

Preferred Maximum Density for multi-unit residential or mixed use premises

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
600 to 699 ²	1.0	225
700 to 799	1.0	200
800 to 899	1.0	140
900 to 999	1.0	131
1000 to 1099	1.0	123
1100 to 1199	1.1	115
1200 to 1299	1.2	109
1300 to 1399	1.3	103
1400 to 1499	1.4	98
1500 to 1599	1.5	93
1600 to 1699	1.6	89
1700 to 1799	1.7	85
1800 to 1899	1.8	82
1900 to 1999	1.9	78
2000 +	2.0	75

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

Maximum building height

- 6 storeys (but not more than 25 metres)

(2) Nambour Centre Frame (Precinct Class = Town Centre Frame)

This Precinct surrounds Nambour's Town Centre Core. The intent for this Precinct is to provide a range of commercial, business and service activities at a scale and intensity less than the scale and intensity of activities in the core. Uses such as business and professional offices, fast food establishments and service trades requiring proximity to the Town Centre should be located in this Precinct.

Uses that threaten the consolidation of the Town Centre Core Precinct as a major activity centre (ie. large scale commercial development) will not be supported.

There is also a mix of housing in this Precinct. Some reuse of detached dwellings is encouraged provided it does not adversely impact on surrounding residential uses.

Preferred and Acceptable Uses

Preferred and acceptable uses are indicated in the Supplementary Table of Development Assessment (refer Vol 1).

Landscape and Built Form

Premises should be designed to enhance the existing built-form character and the following elements should be considered in relation to adjacent and nearby development:

- mass and proportion
- building materials, patterns, colours and decorative elements
- roof form and pitch
- verandahs, eaves and parapets
- landscaping.

New premises should incorporate extensive and attractive landscaping that complement the existing streetworks. Landscaping should use native species and be in accordance with Council’s Code for Landscaping Design.

New buildings should address the street by incorporating features such as active street fronts, clearly defined “front door” entries and awnings and other elements of Queensland vernacular architecture. Buildings should avoid having large areas of flat blank wall and should use elements such as balconies, verandahs, stepped forms and textured materials to create visual interest and ‘soften’ the impact to the street.

Preferred Maximum Density for multi-unit residential or mixed use premises

Site area (m ²)	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
all sites	0.8	200

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height

- 3 storeys (but not more than 12 metres)

**(3) Nambour Village Residential
(Precinct Class = Mixed Housing)**

Intent

The areas comprising this Precinct were originally developed in the late 19th and early 20th centuries. Parts of the Precinct display an appealing and distinctive heritage character that contributes to the identity of the Precinct and Nambour as a whole. Their character is dominated by the existence of numerous pre-1945 detached houses of an historic architectural character - including some of heritage significance - generally set in large gardens together with fine examples of mature native and exotic trees. The majority of the residential lots are small but many of the dwellings have been built over two lots. While examples of visually incompatible infill residential and commercial development have occurred, the townscapes still exhibit a prevailing historic character, particularly in the area east of Collins Street and along Hocking Street.

It is intended that the existing predominant historic townscape character and buildings, fences and vegetation of significance be conserved. Additional redevelopment is envisaged due to the Precinct’s proximity to the centre of Nambour and the fact that some of the housing has little heritage value. Such development should preferably be directed to sites that do not contain buildings or vegetation of historic interest. Future development is intended to conserve pre-1945 buildings - and reuse them for alternative uses if appropriate - or incorporate new buildings which are compatible with the heritage values and townscape character of the locality.

Accordingly, Council’s Planning Scheme code for heritage conservation will apply to development in this Precinct.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing Precinct Class, in particular, traditional detached houses in well landscaped grounds. Other forms of residential accommodation – such as courtyard, cottage or group houses or multiple dwelling units - are considered most appropriate on relatively flat land in locations close to parks, public transport facilities and shopping facilities.

The conversion of existing pre-1945 dwellings in reasonable condition for Accommodation buildings or Multiple dwelling units are encouraged in preference to their removal or demolition.

Landscape and Built Form

The existing townscapes, buildings and places of heritage significance should be conserved and their

conservation values retained and respected. New buildings should be small-scale and enhance the townscape character in their locality. Such development should also contribute to a high standard of residential amenity.

Where existing dwellings or non-residential premises are to be redeveloped, traditional housing should preferably replace them. Small-lot courtyard, villa or group houses may be appropriate in certain locations, however proposals in areas of historic townscape character should demonstrate compatibility with the prevailing character. A variety of design and development concepts should be explored in order to identify the most appropriate development for a particular site and its setting. Such concepts may include conversion of larger existing dwellings for multi-unit purposes, the clustering of compact forms of housing at the rear of lots, and sensitively designed infill buildings.

Development should conserve existing healthy mature vegetation and incorporate extensive and attractive landscaping. Both exotic and indigenous species may be used to ensure that new landscaping complements existing vegetation.

Preferred Maximum Density for multi-unit residential premises

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
0-15%	0.8	300
16-20%	0.8	300
21-25%	0.8	400

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Maximum building height (all premises):

- 2 storeys (but no more than 8.5 metres)

(4) Nambour Central Residential
(Precinct Class = Mixed Housing)

Intent

This Precinct comprises mainly hillside slopes north-west of the Nambour Town Centre where a wide variety of residential types and densities has been established. These range from traditional single-detached dwellings to semi-detached housing, apartment buildings, some town housing and other multi-residential premises. Several large Multiple dwelling unit premises exist which are inconsistent with the Precinct's predominant scale of development and some of these have been developed on steep land that is better suited to lower density housing.

Some parts of the Precinct are within walking distance to the services in the Nambour Town Centre but others are more remote. The majority of the Precinct comprises undulating or steeply sloping land and fewer flatter areas. Consequently, new medium density development will be constrained by slopes, the extent of existing development, and availability of convenient access to services.

The eastern and steepest portion of this Precinct contains mature, environmentally significant vegetation which provides an important backdrop to the adjacent residential area. A portion of this vegetation is preserved within Koala Park.

Future development should therefore comprise a range of dwelling types of low to medium densities. Medium density development should be located close to Centres, parks and public transport routes and on relatively flat land or gently sloping land. Very large 'tracts' of medium density residential development should be avoided as they conflict with the Precinct's overall townscape character. The conversion of existing pre-1945 dwellings in reasonable condition for Accommodation buildings or Multiple dwelling units is encouraged in preference to their removal or demolition.

Areas containing remnant vegetation should be conserved to maintain the visual amenity qualities of these areas and consolidate the areas of remnant vegetation located within Koala Park.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing Precinct Class. In particular, traditional detached houses in well landscaped grounds are preferred on steeper land and in areas that do not have convenient access to Centre or public transport facilities. Other forms of residential accommodation – such as small lot, courtyard, cottage or group houses or multiple dwelling units - are considered more

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

Preferred Maximum Density for multi-unit residential premises

SLOPE	0-15%		16-20%		21-25%	
	Site area (m ²)	Max. plot ratio	Site area per dwelling for calculating the DUF ¹	Max. plot ratio	Site area per dwelling for calculating the DUF ¹	Max. plot ratio
600 - 899 ²	0.8	200	0.8	400	0.8	500
900 to 999	0.8	198	0.8	389	0.8	492
1000 to 1099	0.8	195	0.8	379	0.8	484
1100 to 1199	0.8	193	0.8	370	0.8	477
1200 to 1399	0.8	191	0.8	360	0.8	470
1400 to 1599	0.8	187	0.8	343	0.8	456
1600 to 1799	0.8	182	0.8	328	0.8	443
1800 to 1999	0.8	179	0.8	314	0.8	431
2000 to 2199	0.8	175	0.8	300	0.8	419
2200 to 2399	0.8	175	0.8	300	0.8	408
2400 to 2599	0.8	175	0.8	300	0.8	398
2600 to 2799	0.8	175	0.8	300	0.8	388
2800 to 2999	0.8	175	0.8	300	0.8	379
3000 to 3199	0.8	175	0.8	300	0.8	370
3200 to 3399	0.8	175	0.8	300	0.8	361
3400 to 3599	0.8	175	0.8	300	0.8	353
3600 to 3799	0.8	175	0.8	300	0.8	345
3800 to 3999	0.8	175	0.8	300	0.8	338
4000 +	0.8	175	0.8	300	0.8	330

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

²Three units, of any bedroom configuration, are not preferred on a site with an area less than 700 m²

appropriate on relatively flat land in locations close to parks, public transport facilities and shopping facilities.

Landscape and Built Form

New premises should be low-rise and contribute to a high standard of residential amenity. Where existing large lots are to be developed, small lot housing, semi-detached dwellings and small clusters of group houses are preferred to large groups of multiple dwelling units. Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing development.

Premises should incorporate extensive and attractive landscaping which complements the character of the Precinct's existing streetscapes and established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the Precinct should be retained and incorporated within the premises.

Maximum building height (all premises):

- 2 storeys (but not more than 8.5 metres)

(5) Panorama/Petrie Road (Precinct Class = Neighbourhood Residential)

This Precinct comprises established 'strip development' adjacent to the ridgetop Panorama Drive and Kelks Hill Roads and the lower Petrie Creek Road, all on the eastern side of Nambour. The development consists of Detached houses of varying designs and ages on a variety of lot sizes. The Precinct also contains substantial stands of remnant and exotic mature trees that enhance its landscape character.

The dwellings adjacent to Panorama Road and Kelks Hill Road enjoy some very attractive views over Nambour and its surrounding countryside. The high areas are remote from day to day services. Some dwellings along Petrie Creek Road enjoy pleasant views over the Petrie Creek valley to distant hills. While the land along Petrie Creek Road is closer to services its amenity and potential for residential development is constrained by high traffic volumes. Consequently future development in the Precinct should be limited to single Detached houses on existing lots. The creation of new additional lots and destruction of mature vegetation on land adjacent to these roads is discouraged.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class, in particular traditional and hillslope houses.

Landscape and Built Form

Any new premises should be of a low density and contribute to a high standard of residential amenity. New premises should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Spaces between buildings should also be generous to minimise the appearance of a 'ribbon' of housing along the road frontages. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain.

New planting should complement remnant vegetation to assist re-forestation of the ridges and hillsides and ameliorate the visual impact of urban development.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

(6) Nambour Landscape Residential (Precinct Class = Hillslope Residential)

Intent

This Precinct comprises hillside land, with several steeply sloping areas, in the outer eastern and western suburbs of Nambour. Much of the Precinct supports extensive remnant vegetation and wildlife habitats. These vegetated slopes are of high conservation, habitat and amenity value and are major contributors to the character and identity of Nambour. They also contribute to the aesthetic qualities of distant views available from the Blackall Ranges east to Nambour and provide a dramatic contrast to the surrounding urban development.

The land's slope, vegetation cover and constraints with respect to infrastructure and community services make much of it unsuitable for urban development. Consequently future development in this Precinct should primarily conserve the habitat values and landscape character of its remnant bushland.

Some development of housing may be suitable in certain locations within the Precinct. However it shall be restricted to forms that do not compromise the landscape and environmental values of the Precinct. Such premises should be sensitively designed, low impact and very low density compared to conventional suburban housing form.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class.

Other appropriate forms of residential use may be acceptable or preferred and will be assessed in response to the characteristics and location of specific sites subject to development proposals. Types of housing that may be considered include detached and semi-detached dwellings on a variety of lot sizes and clustered dwellings.

Landscape and Built Form

Development should be designed and located such that its visual and physical impact on the environment and landscape character of the Precinct is minimal. Development should not be located on steep slopes or areas of high conservation and amenity value. Development will be most favourably considered on sites where vegetation has previously been cleared, slopes are reasonable and access can be achieved without detrimental impact on the landscape character or the safety and amenity of the locality. Development should also be sited and designed to avoid erosion and extensive earthworks.

A range of alternative forms and patterns of built form may be considered. This range may include compact groupings of small lot housing and attached or detached dwellings on very large lots. Proposals should respond to the characteristics of individual sites and demonstrate their appropriateness.

Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings and necessary infrastructure.

Existing mature vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs,
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

Preferred Maximum Density

- The density of any new lot created in this Precinct shall be in accordance with the Code for Reconfiguring a Lot. However land in the Precinct should not be simply divided into the minimum lot area. Such lots may be appropriate in some parts of the Precinct but inappropriate in others.
- The minimum area per dwelling may be used as an average density that can be applied over a site to derive a maximum Dwelling Unit Factor for alternative forms of residential premises.
- Individual buildings should not exceed a plan envelope area of 300 square metres where the maximum dimension in any single direction is 30 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the Precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
 - degree of exposure to nearby streets and roads and adjacent premises
 - degree of visibility when viewed from further afield
 - opportunities afforded by areas which may be partially cleared or of lower conservation value
 - the need to avoid destruction of significant habitat vegetation.

(7) Nambour Landscape Conservation *(Precinct Class = Hillslope Residential)*

Intent

This Precinct comprises steep hillside land that supports extensive remnant bushland and other significant vegetation and wildlife habitats. The vegetated hilltops and slopes are prominent in the landscape and are of very high conservation, habitat and amenity value. They are fundamental to the landscape character and identity of Nambour and also contribute to the distant views available from the Blackall Ranges east to Nambour. The landscapes of this Precinct provide a dramatic contrast to surrounding areas of urban development.

It is intended that future development in this Precinct conserve and enhance the conservation, landscape and habitat values and character of the remnant bushland. Consequently development is to be limited to activities which are consistent with this objective.

Most of the land in this Precinct is not considered suitable for urban development due to its conservation and landscape value, topography and constraints with respect to provision of safe, convenient and economical urban services.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential Precinct Class, mainly detached houses on existing lots and where the landscape and environmental values of the area can be protected.

Landscape and Built Form

Any development should be located and designed such that it has minimal impact on the landscape. Development should be sited and designed to avoid destruction of significant vegetation and habitats, erosion and extensive earthworks. Lightweight structures that complement their dramatic bushland setting are envisaged. Clearing of native vegetation should be minimised other than for previously approved sites for dwellings and ancillary buildings, access and necessary infrastructure.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

Maximum Preferred Density

- One dwelling per lot as existing on the commencement day.
- Buildings should not protrude above ridgelines in order to maintain the primacy of trees dominating the ridges and skyline.
- Individual buildings should not exceed a plan envelope area of 200 square metres where the maximum dimension in any single direction is 20 metres.
- Buildings should be located such that they have minimal visual impact on the predominant densely vegetated character of the Precinct. The positioning of buildings should therefore be determined having regard to the nature of individual sites with respect to matters such as:
 - degree of exposure to nearby streets and roads and adjacent premises
 - degree of visibility when viewed from further afield
 - opportunities afforded by areas which may be partially cleared or of lower conservation value
 - the need to avoid destruction of mature habitat vegetation.

(8) Nambour Hills Residential *(Precinct Class = Neighbourhood Residential)*

Intent

This Precinct comprises hilly areas to the north-west of Nambour that have been developed for low-density housing together with a number of larger undeveloped lots. The latter have limited capacity for similar development. The elevated slopes and ridgetops offer attractive views either to Nambour or the surrounding countryside. The slopes vary from quite steep to relatively flat along the broad ridges. Established housing varies in age and style from localities developed several decades ago to recent construction. The majority of premises consist of single dwellings set in large lots with remnant bushland or more formal gardens.

The splendid views available from many parts of the Precinct may prompt some redevelopment of older modest dwellings for more substantial houses in the future. Any new premises in established areas should be compatible with the scale and siting of existing housing. Such development, and future infill development, should also be designed to be sensitive to the Precinct's terrain and conservation of significant vegetation and climate.

The pattern of streets, lots, open space and built form in proposed new residential development areas should conserve existing waterway corridor and mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

An existing local convenience centre is located on the corner of the Nambour-Mapleton Road and Isabella Avenue. The centre comprises a convenience store, bottle shop, butcher and other convenience type uses. It is intended that the use of this site continue however further expansion is not considered appropriate.

There is potential for Lot 9 RP 865282, located on Glenbrook Drive, to be developed for local convenience shopping purposes at some time in the future. It is not envisaged that this site be developed for such purposes until it can be proven that such demand exists.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class, mainly traditional and Hillslope houses where the landscape and environmental values of the area are respected.

The following uses may be considered appropriate where located in the local convenience centre, situated on the corner of the Nambour-Mapleton Road and Isabella Avenue.

- Fast food store
- Medical Centre
- Shop

Landscape and Built Form

New development should be low density and contribute to a high standard of residential amenity. New development or redevelopment of existing dwellings should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the remnant vegetation to contribute to re-forestation of the escarpment and ameliorate the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

(9) North West Nambour (Precinct Class = Neighbourhood Residential)

Intent

This precinct comprises large land holdings that have previously been proposed for low-density residential use but not yet developed. The majority of the land has been cleared and few mature trees remain. The landform generally slopes to the north but includes minor ridges and drainage lines. The elevated slopes allow attractive views to the north and are suited to well-designed low-density housing. The residential capacity of the precinct is constrained by its distance from day to day urban services.

Future development should be predominantly low-density housing. This should be integrated with established residential areas to the south and east, and urban development areas to the north. Development shall be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres, community facilities and public parks.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly traditional and Hillslope houses where the landscape and environmental values of the area are respected.

Landscape and Built Form

New premises should be low density and contribute to a high standard of residential amenity. Development should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be sited and designed to create amenity for their residents and neighbours and enhance public streets and parks.

Development should be responsive to the terrain, available views and climate. Attractive tree-lined streets as well as prominent and accessible public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and softening the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and

- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

(10) Whalleys Creek (Precinct Class = Neighbourhood Residential)

Intent

This precinct extends to the west of Nambour between Windsor and Perwillowen Roads. The majority of the land slopes gently to Whalleys Creek in the centre of the precinct and is suitable for conventional residential development. Some land adjacent to Perwillowen Road is very steep and unsuitable for urban development. Mature trees exist along the creek and in stands elsewhere. A linear 'wedge' of housing has established in the eastern apex of the precinct. A group of detached dwellings and medium density housing has also been developed further to the west adjacent to Windsor Road.

Future development areas should be integrated with the established housing areas. Its pattern of streets, lots, open space and built form should conserve existing waterway vegetation along Whalleys Creek and significant vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks. Small-lot and medium density housing should be located on gentle slopes close to (ie within 200 to 400m of) public transport routes, parks and shopping facilities.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way. An Australia Post is one of the largest industrial uses in this precinct

Preferred and Acceptable Uses

The majority of the precinct should be used for low-density Traditional and Hillslope houses and especially on steeper slopes and in areas that do not have convenient access to Centre facilities. Other forms of residential accommodation such as small lot houses or Multiple dwelling units - may be appropriate on flatter sites close to (ie. within 200 to 400m of) public transport routes, parks and shopping facilities.

In addition, adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined having regard to the availability of a suitable site, accessibility and the size of the likely catchment population.

Accordingly, preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

The following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Display home
- Dual occupancy
- Fast food store (in a Local Centre)
- Medical centre (in a Local Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local Centre).

Landscape and Built Form

Infill development in established residential areas should be compatible with the scale and character of existing premises in the locality. New development should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as attractive public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

(11) Coes Creek (Precinct Class = Neighbourhood Residential)

Intent

This precinct comprises the south-western area of Nambour and the hamlet of Coes Creek. It contains established housing as well as rural land, some of which is intended for future residential development. The pattern and character of established areas have been influenced by the precinct's terrain. This is quite fragmented and varies from some steep slopes to flats and wetlands associated with Coes Creek and Petrie Creek. Consequently existing streets are a mix of modified grids and curvilinear patterns with numerous culs-de-sacs.

Extensive vegetation exists along the main waterways and several other drainage lines and stands of significant trees remain. These contribute to the landscape character and amenity of both the immediate precinct and views from the eastern parts of Nambour. However, the majority of land in the established residential areas and the proposed new residential areas has been cleared. Some large scale filling of low-lying land has occurred to the detriment of former drainage and vegetation patterns. Established housing dates from several decades in age to contemporary. Any infill development should be compatible with the scale and siting of existing housing in the locality but ensure that mature vegetation is retained.

New residential development areas should be integrated with the established housing areas. Its pattern of streets, lots, open space and built form should conserve existing waterway corridor and other significant vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks. Small-lot and medium density housing may be suitably located on gentle slopes close to (ie. within 200 to 400m of) public transport facilities and larger useable parks.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

Preferred and Acceptable Uses

The majority of the precinct should be used for low-density Traditional and Hillslope houses and especially on steeper slopes and in areas that do not have convenient access to Centre facilities. Other forms of residential accommodation such as small lot houses or Multiple dwelling units - may be appropriate on flatter sites close to parks and shopping facilities.

In addition, adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined having regard to the availability of a suitable site, accessibility and the size of the likely catchment population.

Accordingly, preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

The following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Display home
- Dual occupancy
- Fast food store (in a Local Centre)
- Medical centre (in a Local Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local Centre).

Landscape and Built Form

Infill development in established residential areas should be compatible with the scale and character of existing premises in the locality. New development should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as attractive public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

Maximum building height (all premises):

- 2 storeys (but not more than 8.5 metres where the land slopes generally not more than 15%, or 10 metres on steeper land)

(12) Burnside West (Precinct Class = Neighbourhood Residential)

Intent

This Precinct comprises undulating and hilly rural land. It is to remain in rural use until it is required to accommodate any long-term expansion of Nambour for housing or other appropriate urban uses. The potential of the precinct for urban development is constrained by its topography, areas of significant vegetation and waterways of high habitat and landscape amenity value. Land in the precinct should not be further developed until required for urban use and necessary infrastructure is available. Significant vegetation, creeks and wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class (when infrastructure services are available).

Until such time as the land is required and available for urban development, its continued rural use is intended.

(13) Petrie Creek (Precinct Class = Neighbourhood Residential)

Intent

This precinct comprises gently sloping rural land adjacent to one of the main connections between Nambour and Bli Bli and Maroochydore. Its terrain, landscape character and proximity to the Nambour Town Centre make it suitable for long-term expansion of Nambour for housing or other appropriate urban uses. The precinct is to remain in rural use until such time as it may be required to accommodate any long-term demand for urban development. Land in the precinct should not be further developed until the precinct is required and available for urban use. Significant vegetation, creeks, wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class (when infrastructure services are available).

Until such time as the land is required and available for urban development, its continued rural use is intended.

**(14) Panorama Scarp
(Precinct Class = Hillslope Residential)**

Intent

This precinct comprises mostly steeply sloping rural land adjacent to Petrie Road and overlooking the Petrie Creek valley. Substantial areas of dense vegetation of high amenity and habitat value exist. The vegetation is an important contributor to the amenity of this eastern approach to Nambour and part of the town's essential character.

The precinct is to remain in rural use until required to accommodate any long-term demand for housing or other appropriate urban uses. However its potential for urban uses is substantially constrained by its topography and vegetation of high habitat and landscape amenity value. Conventional residential development would be inappropriate due to the likely impacts on these features. Land in the precinct should not be further developed until the land is required and available for urban use. Significant vegetation, waterways, wetlands and habitats should be protected from loss or disturbance that would prejudice their sustainability.

Future development in this precinct would benefit from detailed local area planning in the form of a Local Area Master Plan for the precinct or other Plan of Development approved by Council that shows how the precinct could be developed in a suitably integrated way.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) in the Hillslope Residential precinct class (when infrastructure services are available), and predominantly Hillslope housing or other innovative housing forms that can conserve the precinct's significant landscape and environmental values.

Until such time as the land is required and available for urban development, its continued rural use is intended.

**(15) Tuckers Creek
(Precinct Class = Hillslope Residential)**

Intent

This linear precinct is situated at the northern boundary of Nambour, between elevated residential areas, Cilento Park to the south and the Ferntree Creek National Park to the north. It comprises undulating and steep land fragmented by several well-defined creeks. The ridges and especially the creeks support corridors of significant vegetation. These are of high amenity value and also provide 'green links' between the hilltop conservation parks and other large stands of vegetation to the north.

Existing development is confined to a strip of housing along Image Flat Road at the western end of the precinct and several houses on large properties. The precinct has relatively poor access, is distant from day to day urban services and adjoins the National Park. Consequently future development should be limited to low density residential development which conserves the vegetated waterway corridors and ridgelines and other groups of mature trees and important habitat areas, and consolidates the existing parkland through the incorporation of suitable buffering measures.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Hillslope Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

Landscape and Built Form

New development should be designed to conserve the environmental and landscape values of areas in and adjoining the precinct. It should be responsive to its terrain, available views and climate. It should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. The character of future development should be informal and complement the natural landscape.

Attractive tree-lined streets as well as fine public parks should be created. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

(16) Blaxland Road (Educational Establishment) (Precinct Class = Special Purpose)

Intent

This Precinct is situated in the western suburbs of Nambour Town Centre fronting Blaxland and Windsor Roads. The Precinct comprises the Burnside State High and State Primary Schools, the Nambour Special School and the Nambour campus of the Cooloolah Sunshine Institute of TAFE. The Precinct is intended to continue to be used for educational facilities.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case schools, college and university facilities. Other complementary and/or compatible Special uses may also be acceptable in this Precinct subject to appropriate siting and design.

(17) Windsor Road (Precinct Class = Business and Industry)

Intent

This Precinct is located on Windsor Road and eastwards across Perwillowen Road to Petrie Creek, bordering the North Coast Railway Line. Residential areas are situated to the north and south of the Precinct.

There are a number of vacant sites within the Precinct with most of the developed sites centred around the Windsor Road/Perwillowen Road intersection.

Uses in this Precinct with other uses covering service trades, storage and distribution activities, are located in the vicinity of this intersection.

The Precinct's significant attributes are:

- its close proximity to the Nambour Town Centre,
- the availability of small to medium size industrial sites, and
- flat land (although some is constrained by drainage and flooding).

This Precinct is intended to accommodate:

- industrial uses which have sub-regional, district and local markets covering the urban and rural hinterland of the Sunshine Coast,

- small to medium size service trades outlets and domestic services outlets, including hire outlets, servicing both business and households,
- small to medium size storage and distribution outlets,
- business and commercial equipment repairs and services outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings),
- small scale manufacturing establishments,
- small to medium scale tourism industry service providers covering linen cleaning and hire services, catering equipment hire and repair services, printing and publishing services, general cleaning, maintenance, repairs and landscape services, and
- local convenience services including convenience store and snack bar facilities.

Petrie Creek passes beside the Precinct. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the creek, and its environmental values.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Business and Industry Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Fast-food store (in a Local (convenience) Centre)
- Shop (in a Local (convenience) Centre)
- Special uses (in the form of depots, sub-stations and the like)

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby Petrie Creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

(18) Moreton Mill (Precinct Class = Core Industry)

Intent

This Precinct is located to the immediate west of the Nambour Town Centre and straddles the North Coast railway line. To the east of the railway line the Precinct is centred upon the Moreton Sugar Mill in Bury Street and Mill Lane. To the west of the railway line the Precinct is centred upon Price Street.

There is limited land for further new development within this Precinct with most opportunities being in the re-development and re-use of existing industrial sites, especially in Price Street.

The Moreton Sugar Mill dominates the eastern part of the Precinct, whilst a range of service trades and automotive trades and services dominate activities in Price Street.

The Precinct's significant attributes are:

- the established sugar mill infrastructure,
- its close proximity to the Nambour Town Centre,
- the proximity of the railway line,
- flat to undulating land, and
- a range of industrial lot sizes.

This Precinct is intended to accommodate:

- industrial uses which have regional and sub-regional markets covering the Sunshine Coast Region and hinterland,
- major sugar industry plant and ancillary industrial activities, including transport operations,
- specialist service trades and automotive services and repairs, and
- business and commercial equipment services and repairs outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings).

Petrie Creek passes beside the Precinct. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the creek, and its environmental values.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Core Industry Precinct Class, and particularly uses related to the sugar industry.

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and landscaping given its proximity to the Town Centre.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby Petrie Creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

(19) Nambour South (Precinct Class = Neighbourhood Residential)

Intent

This hillside Precinct is situated towards the southern outskirts of Nambour and comprises a mix of established low-density residential development and large land parcels in rural use that are intended for residential use. The land in the Precinct slopes westward down from the Nambour Connection Road to the North Coast railway. The higher eastern parts are quite steep and several tree-lined creeks and stands of significant vegetation exist. The vegetation is of considerable amenity value and contributes to the character of Nambour when viewed from the west and north. The Precinct enjoys very appealing views to the west over Coes Creek and to the ranges beyond.

Most residential development is relatively recent but numerous opportunities exist for both small and large-scale infill developments. Any development of new premises on remaining lots in the established areas should be compatible with the scale and siting of existing housing. Such development, and development proposed in future residential areas, should also be designed to be more sensitive to the natural landform, conservation of mature vegetation and climate.

The pattern of streets, lots, open space and built form in new residential areas (or extensions of the established areas) is to be integrated with established residential areas. Existing creeks and significant vegetation and habitats of conservation value should be conserved. Development should not occur on steep slopes.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class, in particular Traditional and Hillslope houses. Some courtyard, or cottage houses may be considered acceptable on relatively flat land in locations close to parks and/or any public transport facilities.

Landscape and Built Form

New premises should be generally be low density and contribute to a high standard of residential amenity. They should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. Development in future residential areas should ensure that the pattern of streets, lots, open space and built form conserves existing creeks and mature vegetation and habitats of conservation value. Such development should also be designed to facilitate pedestrian and cyclist movement where reasonably possible (given prevailing topography) and particularly access to public transport, community facilities and public parks.

New street trees and landscaping should complement the remnant vegetation. It should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the western side of Nambour.

Existing significant vegetation habitats shall be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing

In new urban areas, a 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

(20) McKenzie Road *(Precinct Class = Neighbourhood Residential)*

Intent

This hilly Precinct is situated at the southern outskirts of Nambour, at the town's interface with the Woombye urban area. The Precinct comprises a mix of low-density housing and several land parcels which are either vacant or in rural use. The Nambour Christian College presently occupies a large site in the northern part of the Precinct.

The landform in the Precinct is fragmented with most established housing being located in 'strip developments' adjacent to ridgetop roads. Pockets of mature vegetation remain and the good views are available to the west over Coes Creek and to the ranges

beyond. The residential potential of the Precinct is constrained by limited opportunities for new development, exposure to busy roads and inconvenient access to day to day services.

Future development is intended to be limited to low density housing. This should be developed in a manner that conserves existing creeks and mature vegetation and habitats of conservation value. Development should not occur on steep slopes.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing

In new urban areas, a 'soft' streetscape character of verges and pavements is desirable and street trees should complement the character of remaining bushland.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class, in particular traditional and Hillslope houses.

Landscape and Built Form

New premises should be low density and contribute to a high standard of residential amenity. Premises should be sited and designed to avoid destruction of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise their impact on the terrain. New street trees and landscaping should complement the remnant vegetation. It should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the western side of Nambour.

(21) Nambour Hospital *(Precinct Class =Special Purpose)*

Intent

This Precinct is centred on the Nambour Hospital.

In addition to the uses indicated in the Supplementary Table of Development Assessment for this precinct (refer Vol 1), the preferred land uses within this Precinct are medical facilities, such as hospitals, medical complexes and medical facilities, as well as accommodation facilities such as aged persons accommodation, community care centres, hostels, multi-unit buildings, motels and

townhouse development, particularly which serve demand generated by medial uses in the area. Carparks and places of worship are also envisaged as acceptable development.

An appropriate range of commercial uses such as restaurants, shops and take-away food premises may be considered when it is demonstrated that they are ancillary to and compatible with the preferred uses on the site and will provide a service to the medical and residential uses in the area.

Given the nature of development primarily intended for the Precinct, particular consideration should be given, in the design of buildings, to access by people with physical disabilities. High levels of such accessibility are intended to be provided.

Direct and safe pedestrian links to the hospital is intended to be provided from any supporting facilities (eg. car parks) established on surrounding sites.

Landscape and Built Form

The design of residential buildings in the immediate vicinity of the hospital should provide for acceptable levels of on-site amenity by, for example, having habitable rooms above ground floor level or set well back from major street frontages. In such situations, ground floor/street frontage uses should be established which provide appropriate commercial services and facilities.

New development in this Precinct should enhance the area's townscape and streetscape character. The Precinct should progressively become an area with attractive buildings and landscaping along all frontages to the major streets - Hospital Road and Blackall Terrace.

New buildings in the immediate vicinity of the hospital should create active frontages incorporating shops, cafes and inviting entries to medical and ancillary accommodation.

Preferred Maximum Density for multi-unit residential and mixed use premises

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF ¹
0-15%	0.5	300
16-20%	0.4	400
21-25%	0.3	500

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

(22) Nambour Showgrounds (Precinct Class = Special Purpose)

Intent

This Precinct is situated north of the Nambour Town Centre fronting Coronation Avenue (which is part of the main road through the town) and the Nambour-Bli Bli Road. The Precinct comprises the Nambour Showgrounds, the Nambour State High and State Primary Schools and a range of sporting facilities. These uses are intended to continue. Should the Nambour Bowls Club relocate of the site be redeveloped, Council may investigate the opportunity to use the site to accommodate other community orientated facilities.

Petrie Creek passes through the Precinct. Any new development will be assessed having particular regard to potential adverse impacts on the quality of water entering or likely to enter the creek and any measures proposed to avoid or minimise such impacts. Particular consideration will also be given to the issue of flooding and the maintenance of the hydraulic and environmental capacity of the creek, and its environmental values.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case the following:

- showgrounds
- other outdoor and indoor recreation
- schools.

Other uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed.

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and landscaping especially along Coronation Avenue and the Nambour-Bli Bli Road.

Stormwater drainage needs to be well managed, both for construction works and for on-going use of the land, to prevent sedimentation and other pollutants from entering the nearby Petrie Creek.

A well vegetated open space corridor along the creek is desired to assist in stormwater management and enhance the visual amenity of the locality.

(23) Rigby Street (Precinct Class = Business and Industry)

Intent

This is a relatively small Precinct situated either side of Rigby Street on the western side of Coronation Avenue (forming part of the Nambour Connection Road). The Precinct has little land remaining to be developed and accommodates a range of small to medium scale industrial uses including automotive sales, servicing and repair establishments, service trades outlets, some small manufacturing firms, transport storage and distribution outlets and some retail showrooms fronting Coronation Avenue.

The Precinct is surrounded by residential areas and is crossed by the North Coast railway line.

The Precinct's significant attributes are:

- small to medium size sites for new developments and re-development/re-use of existing premises,
- flat to undulating land,
- access to the major through road of Nambour, the Coronation Avenue/Nambour Connection Road, and
- close proximity to the Nambour Town Centre for a wide range of support services.

It is intended that this Precinct accommodate:

- industrial uses having sub-regional, district and local markets covering the urban and rural hinterland of the Sunshine Coast,
- a range of small to medium size automotive sales, servicing and repairs establishments,
- a range of small to medium size service trades outlets and domestic services outlets, including hire outlets servicing both businesses and households,
- small to medium size manufacturing establishments,
- small to medium size storage and distribution outlets,
- business and commercial equipment repairs and services outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings),
- showrooms displaying and selling both industrial products and household products with the preferred location of such outlets being Coronation Avenue and the Nambour Connection Road, and
- local convenience services including the facilities of a service station, convenience store and snack bar.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Business and Industry Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Fast-food store (in a Local (convenience) Centre)
- Shop (in a Local (convenience) Centre)
- Showroom (on land fronting Coronation Avenue)
- Special uses (in the form of depots, sub-stations and the like).

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

New development in the Precinct should also achieve high standards of siting, design and landscaping especially along Coronation Avenue.

(24) Nambour Northern Gateway (Precinct Class = Business and Industry)

Intent

This is a relatively small Precinct situated either side of Nambour Connection Road at the northern outskirts of Nambour, including some land fronting the Nambour-Bli Bli Road. The Precinct has little land remaining to be developed and accommodates a range of small to medium scale industrial uses including automotive sales, servicing and repair establishments, service trades outlets, and some retail showrooms fronting the Nambour Connection Road. The Precinct also includes a Council works depot and a cemetery.

The Precinct adjoins residential areas to the north, south and west.

The Precinct's significant attributes are:

- small to medium size sites for new developments and re-development/re-use of existing premises,
- flat to undulating land,
- access to the Nambour Connection and Nambour-Bli Bli Roads, and
- close proximity to the Nambour Town Centre for a wide range of support services.

It is intended that this Precinct accommodate:

- industrial uses having sub-regional, district and local markets covering the urban and rural hinterland of the Sunshine Coast,
- a range of small to medium size automotive sales, servicing and repairs establishments,

- a range of small to medium size service trades outlets and domestic services outlets, including hire outlets servicing both businesses and households,
- small to medium size storage and distribution outlets,
- business and commercial equipment repairs and services outlets (covering computers, office machines, communications equipment, office furniture and fittings, shop fittings),
- showrooms displaying and selling both industrial products and household products with the preferred location of such outlets being the Nambour Connection Road, and
- local convenience services including the facilities of a service station, convenience store and snack bar.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Business and Industry Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Adult product shops
- Fast-food store (in a Local (convenience) Centre)
- Indoor recreation
- Shop (in a Local (convenience) Centre)
- Showroom (on land fronting the Nambour Connection Road)
- Special uses.

Landscape and Built Form

New development in the Precinct should achieve high standards of siting, design and effective buffering where on any site which adjoins residential lands. Such buffering may be by way of landscaping and/or screen fencing that has regard to visual amenity, privacy, noise impacts, odours and light spill.

New development in the Precinct should also achieve high standards of siting, design and landscaping especially along the Nambour Connection and Nambour-Bli Bli Roads.

(25) Ferntree Creek National Park *(Precinct Class = Special Purpose)*

Intent

This Precinct comprises the Ferntree Creek National Park and the Nambour Golf Club. It is intended that land in this Precinct continue to be managed to protect the natural environmental values of the Ferntree Creek National Park.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those uses referred to in the Table of Development Assessment (refer Vol 1) for the Special Purpose Precinct Class, in this case a National Park.

(26) Nambour North Quarry *(Precinct Class = Special Purpose)*

Intent

This Precinct comprises the established Parklands Quarry. It is intended that land in this Precinct continue to be used for quarrying purposes, in accordance with all relevant approvals, until the resource is depleted.

Preferred and Acceptable Uses

Extractive industry is the preferred use within this Precinct where the use is carried out in a way which is environmentally responsible and in accordance with all relevant approvals.

(27) Parklands *(Precinct Class = Neighbourhood Residential)*

Intent

This Precinct comprises the relatively hilly areas to the north-west of Nambour that have been developed for low-density housing together with a number of larger undeveloped lots. Some of the areas of low density housing overlook the Nambour Golf Course and the Ferntree National Park. Established housing varies in age and style from localities developed several decades ago to recent construction. The majority of premises consist of single dwellings set in large lots with remnant bushland or more formal gardens.

There are also light industry premises fronting the Nambour Connection Road. These include tractor sales and car paint supplies. Any future ribbon development will not be encouraged along the Nambour Connection Road in this Precinct.

Any new premises developed in established areas should be compatible with the scale and siting of existing housing. Such development, and future infill development, should also be designed to be sensitive to the Precinct's terrain, conservation of mature vegetation and climate.

The pattern of streets, lots, open space and built form in proposed new residential development areas should conserve existing waterways and significant vegetation and habitats of conservation value.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential precinct class, mainly Traditional and Hillslope houses where the landscape and environmental values of the area are respected.

Landscape and Built Form

New premises should be low density and contribute to a high standard of residential amenity. Development of new dwellings or redevelopment of existing dwellings should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain. New buildings should be designed to take advantage of views and be carefully set in well-landscaped grounds. New planting should complement the remnant vegetation to contribute to re-forestation of the escarpment and reduce the visual impact of urban development.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.

(28) Image Flat (Precinct Class = Master Planned Community)

Intent

This precinct comprises large rural properties that offer the potential to create a compact new community in a most attractive setting in the north-west corner of Nambour. The landform is undulating with few steep slopes and numerous mature trees along creek lines and within the paddocks. The precinct is adjacent to existing strip residential development along Image Flat Road.

The precinct should be developed as an integrated planned residential community that demonstrates environmentally responsible design, in accordance with a Local Area Master Plan or other comprehensive Plan of Development approved by Council. The future patterns of streets, lots, open space and built form should conserve existing waterways and significant vegetation and habitats of conservation value. Future development should also

be designed to facilitate pedestrian and cyclist movement generally and particularly access to public transport, Centres and community facilities and public parks.

A variety of housing types and appropriate supporting services should be provided. The locations of different forms of accommodation should be influenced by considerations of terrain and accessibility to public transport, Local Centre facilities and public open space.

Preferred and Acceptable Uses

Preferred uses within this precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Master Planned Community precinct class.

The predominant form of residential development should comprise detached housing. However development should provide a mix of dwelling types and densities. These may include small-lot and multi-unit residential accommodation.

Development within the precinct should achieve an overall minimum gross density of 12 dwellings per hectare and maximum of 15 dwellings per hectare. The majority of the area of any site proposed for forms of residential development other than traditional detached dwellings should be located within convenient walking distance - 250 metres - of a Centre as well as public parks of over 4000 square metres in area and public transport facilities.

Adequate provision should be made for local shopping and community facilities. A Local Centre should be developed in a location conveniently accessible to housing in the precinct and neighbouring areas. The scale, location and design of any Centre should be determined through appropriate detailed local area planning, although a convenience level centre is envisaged.

Accordingly, the following uses may be considered consistent with the intent and desired character of this precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Detached houses (Traditional, Cottage, Courtyard and Group)
- Display home
- Dual occupancy
- Fast food store (in a Local (convenience) Centre)
- Home-based business
- Medical centre (in a Local (convenience) Centre)
- Multiple dwelling units
- Retirement village
- Shop (in a Local (convenience) Centre).

Landscape and Built Form

Future development should be designed to contribute to environmental sustainability. Housing development should be arranged to encourage pedestrian trips and also be responsive to the locality's terrain, available views and climate. Development should be sited and designed to avoid loss of significant vegetation, erosion and extensive earthworks. Buildings on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

Attractive tree-lined streets as well as fine public parks should be created in new residential developments. These should comprise both informal linear parks along creeks as well as informal and formal parks strategically located within the new residential areas. Street trees and landscaping should complement nearby bushland, contributing to re-forestation of the hillsides and creeks and softening the visual impact of urban development. Filling of natural drainage areas should be minimised.

Existing significant vegetation habitats should be conserved and enhanced. In locations where limited development is considered appropriate, landscaping should be undertaken to:

- blend development into the predominant landscape character of its environs, and
- restore areas which may have been damaged by construction work or previous inappropriate vegetation clearing.