

# Nambour and Surrounds

## Description

The proposed **Nambour and Surrounds Local Plan Area (LPA)** is in the central part of the Sunshine Coast, mainly west of the Bruce Highway. It is centred around the community of interest of Nambour. Localities within this local plan area also include Highworth, Coes Creek, Burnside, Perwillowen, Towen Mountain, Image Flat, Parklands, part of Rosemount and the industrial area in the western part of Bli Bli. The North Coast Rail Line runs north -south through the local plan area. The proposed boundary of the Nambour and Surrounds LPA is identified on the **attached map**.

Nambour is an established centre with a hospital and health precinct, a growing entertainment industry, established neighbourhoods and rich heritage. There are opportunities for further growth and development both in the town centre and residential areas.

## Draft vision statement

*The Nambour and Surrounds Local Plan Area is a diverse and thriving hinterland town with a rich heritage character, framed by semi-rural communities, small farms, and vegetated hills and valleys.*

*Nambour is the largest centre in the Sunshine Coast hinterland, providing higher order retail, employment, significant community facilities and services to its resident population and surrounding hinterland areas, including nearby rural towns and villages.*

*Nambour town centre is revitalised and has an eclectic feel and strong heritage character. It has emerged as a renowned live music destination with a vibrant and safe day-time and night-time economy. Excellent public transport services provide easy connections to the coastal corridor as well as south along an upgraded North Coast Rail Line. Petrie Creek is restored and enjoyed by the community as a significant open space, recreation and ecological asset to the town. The Nambour Hospital and health hub continues to provide significant regional and local health related services.*

*A wide range of housing types are provided within the local plan area, with units and apartments closest to the centre and railway station, and a mix of low – medium density housing options including townhouses and dual occupancies in inner suburban areas. Redevelopment in these areas is sensitive to and preserves traditional Queenslander character where required.*

*Further out, leafy, low density, family friendly suburbs sit lightly on rolling hills. Residents enjoy larger urban lot sizes and scenic views from elevated areas. A mosaic of remnant vegetation is retained, scattered across hillsides and ridgelines, and framing waterways.*

## Role in the Sunshine Coast region

In a region-wide context, the Nambour and Surrounds LPA provides:

-  Major employment and services
-  Hinterland living
-  Rural residential living
-  Major industry (Nambour)
-  Major infrastructure

*\*the area may also provide other functions at a local level.*





Nambour and Surrounds

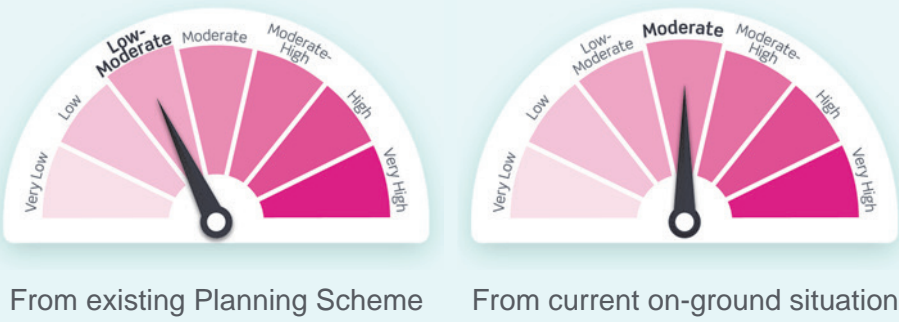
Proposed Planning Directions

The following are proposed planning directions for Nambour and Surrounds Local Plan Area for the new planning scheme:

- Recognise and promote Nambour as the major centre servicing the hinterland
- Review provisions relating to Nambour town centre, frame areas and health hub to encourage revitalisation
- Review the extent of the Special Entertainment Precinct (SEP) (**Map Ref. 1**)
- Continue to promote the SEP (economic development initiative)
- Investigate possible new low-medium density consolidation opportunities around Nambour centre and the Hospital
- Investigate opportunities within the existing Urban Footprint for additional land for bulky goods / showrooms
- Investigate opportunities to improve Bli Bli Road entry to Nambour (industry area) (**Map Ref. 2**)
- Further investigate potential residential expansion areas within the existing Urban Footprint to the west and south-west of Nambour (**Map Ref. 3**)
- Continue to protect Nambour’s heritage and character
- Provide further guidance to ensure appropriate redevelopment in character areas currently zoned for low-medium density residential development
- Ensure residential expansion within existing zoned areas in Burnside and Perwillowen occurs in a coordinated manner (**Map Ref. 4**)
- Review zoning in high flood hazard / drainage constrained areas to ensure it is compatible with the level of risk
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values

The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed



Tell us what you think

- Do you agree with the proposed vision and proposed planning directions for your local area?
- Do you think the proposed boundaries of the local plan area are right?
- Is there anything in your local area that you particularly value and want to see protected or enhanced in the planning scheme?
- What types of development would you like to see encouraged or supported in your local area?

To have your say scan the QR code or go to [haveyoursay.sunshinecoast.qld.gov.au](https://haveyoursay.sunshinecoast.qld.gov.au)





