

# Woombye – Palmwoods





## Description

The proposed **Woombye – Palmwoods Local Plan Area (LPA)** is in the central part of the Sunshine Coast, west of the Bruce Highway. It is centred around the communities of interest of Woombye and Palmwoods. Localities within the local plan area also include Landers Shoot, Chevallum, most of West Woombye, Hunchy and Eudlo, the northern part of Ilkley and the north -western part of Tanawha. The North Coast Rail Line runs north -south through the local plan area. The proposed boundary of the Woombye - Palmwoods LPA is identified on the **attached map**.

Opportunities for further growth and development in this local plan area are relatively limited, primarily due to physical and environmental constraints including steep and unstable land along ranges, ridgelines and escarpments as well as bushfire and flooding. The townships have an appealing country town character.

## Role in the Sunshine Coast region

In a region-wide context, the Woombye – Palmwoods LPA provides:

-  Hinterland living
-  Rural living
-  Regional landscape
-  Tourism (Big Pineapple)

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

## Draft vision statement

*The Woombye – Palmwoods Local Plan Area remains a diverse and attractive rural and semi-rural landscape of rolling hills, punctuated by the small railway townships of Woombye and Palmwoods and the village of Eudlo, and framed by the vegetated backdrop of the Blackall and Mooloolah Ranges.*

*Although the townships are geographically close, both Woombye and Palmwoods retain distinct and separate identities. The Palmwoods town centre meanders uphill from the railway station, charming locals and visitors with an eclectic mix of boutique shops and cafes along with traditional rural services.*

*Woombye, with its traditional, picturesque poinciana lined main street, retains its local and rural service functions. The Big Pineapple continues to be a tourist icon and has expanded to accommodate a range of rural, food and beverage -related industries as well as low impact tourism, leisure and recreational activities.*

*Eudlo remains a small, quiet rural village, packed with character and charm.*

*The traditional Queenslander built form continues to dominate the centres of Woombye, Palmwoods and Eudlo as well as the older residential parts of the townships. Some streets closest to the centres and railway stations in Palmwoods and Woombye have redeveloped over time to offer a greater range of housing types including well designed, and low-rise townhouses and duplexes.*

*Urban areas have not expanded further and are characterised by low density, low rise development on larger urban lots. Trees lining the streets of the newer subdivisions in Palmwoods and Woombye have matured, settling these developments into the landscape.*

*Outside the townships, semi-rural communities and small farms have experienced little change. A mosaic of remnant vegetation is retained, scattered across hillsides and ridgelines and framing waterways.*



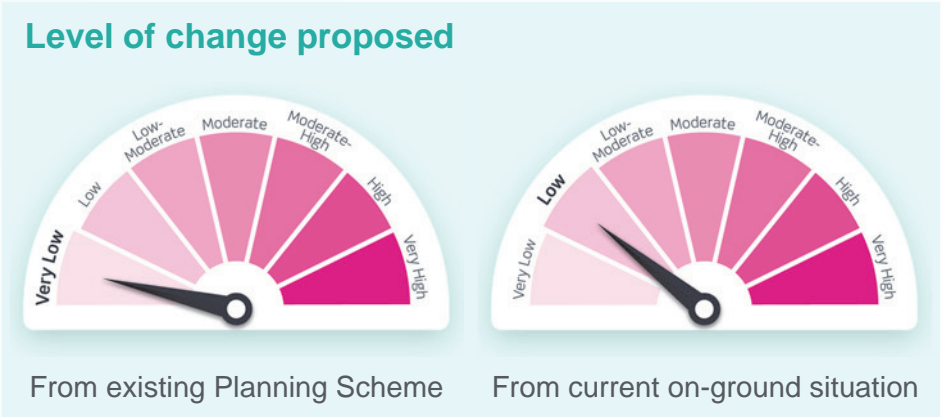


Proposed Planning Directions

The following are proposed planning directions for Woombye – Palmwoods Local Plan Area for the new planning scheme:

- No or minimal change in maximum allowable building heights
- No or minimal change to growth management boundaries
- Retain large urban and rural residential minimum lot sizes
- Improve design and siting provisions for secondary dwellings and limit dual occupancies
- Retain strong inter-urban breaks between Woombye, Palmwoods and Eudlo to retain their separate identity
- Retain compact centres and strong provisions to discourage out-of-centre development
- Provide further guidance to ensure appropriate redevelopment in character areas currently zoned for low-medium density residential development
- Investigate opportunities for additional low-medium density residential development such as dual occupancies and townhouses close to the Woombye town centre to provide housing diversity
- Continue to develop the Big Pineapple in accordance with the master plans and approvals (**Map Ref. 1**)
- Review centre zone and provisions at Palmwoods to ensure appropriate opportunities are provided for a small supermarket (**Map Ref. 2**)
- Maintain limits on vegetation clearing to preserve habitat and landscape values
- Maintain current limits on subdivision in rural areas to preserve rural production and landscape values
- Review current uses and provisions relating to development fronting the Bruce Highway at Chevallum (**Map Ref. 3**)

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



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)





