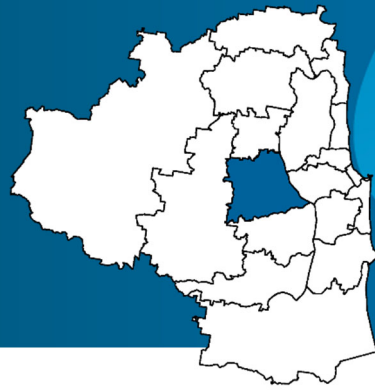


Proposed Sunshine Coast Planning Scheme Woombye - Palmwoods Local Plan Area



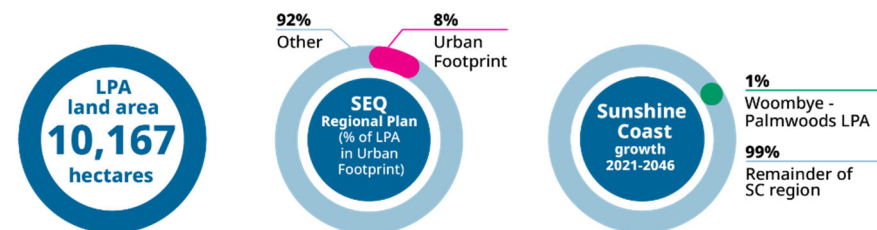
Information Sheet



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.

Share of region's growth

The proposed planning scheme sets the preferred location for future urban development within the State Government's South East Queensland Regional Plan 2023 (SEQ Regional Plan) Urban Footprint. The proposed planning scheme also seeks to encourage more compact urban growth in highly accessible communities close to existing and planned public transport. Planned growth will vary across the region depending on the location and, in some cases, will be further managed by requirements in local plans.

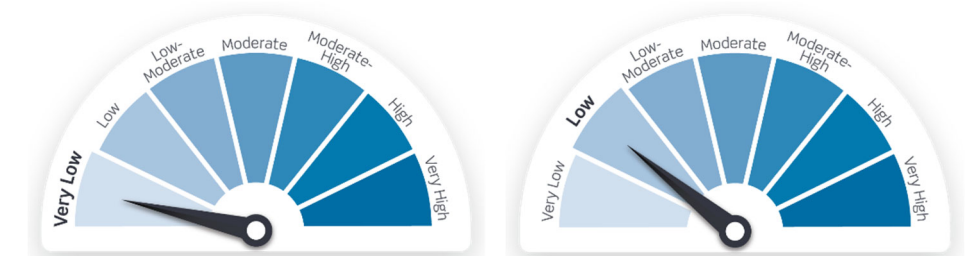


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are intended to provide an indication of relative growth across the Sunshine Coast, to assist the community to understand where growth is proposed to be accommodated under the proposed planning scheme.

Disclaimer The content of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand locally specific changes in the proposed planning scheme. Not all proposed changes are listed. Please refer to the other Information Sheets and the proposed planning scheme [ePlan](#) for further detail. © Sunshine Coast Regional Council 2025

What are the proposed changes?

Level of change proposed



From current Planning Scheme

From existing (on-ground) situation

Changes between the current and proposed planning schemes for the Woombye - Palmwoods LPA include:

Land use

- No zoning changes proposed for most properties.
- Expansion of Local Centre Zone proposed (change from Low Density Residential Zone) along Wakefield Street, Woombye.
- Some additional Low-Medium Density Residential Zone proposed close to the Woombye business centre and train station, north of Keil Street.
- Proposed change from Rural Zone to Low Density Residential Zone for land north of Old Bowling Green Road and land south of Chevallum Road, Palmwoods.
- 1 McKays Lane, Palmwoods - proposed change from the Rural Zone to the Low Density Residential Zone to align with latest SEQ Regional Plan Urban Footprint.
- Some Low-Medium Density Residential Zone proposed close to the Palmwoods business centre and train station (Main Street).

Location and setting

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 can be viewed in [ePlan](#).

Woombye - Palmwoods

- Various zoning changes and updates proposed to reflect recent subdivisions and development approvals.

Explainer: Some properties have been converted to an equivalent new zone under the proposed planning scheme. For example, residential zones are proposed to better align to building height categories. Similarly, smaller local centres have been included in the new Neighbourhood Centre Zone (e.g. Eudlo). For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits generally proposed to be maintained (generally 8.5m and 2 storeys).
- Minor change proposed for Woombye and Palmwoods town centres (change from 12m to 2 storeys and 10m).

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

- Minimum lot size for the Low Density Residential Zone in Palmwoods and Woombye proposed to change from 800m² to 700m².

Other matters

- Big Pineapple site proposed to be retained in the Tourism Zone and included in a local plan precinct recognising this site as a significant tourist destination.
- Protections for local heritage places and character areas retained.
- Protections to maintain the separate identity of the townships maintained and strengthened.
- Provisions to protect scenic amenity reviewed and strengthened through the Scenic Amenity Overlay.
- Provisions to protect valuable agricultural areas maintained and strengthened through a new Agricultural Land Overlay.



Proposed vision

The Woombye - Palmwoods Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

The Woombye - Palmwoods Local Plan Area remains a diverse and attractive rural and semi-rural landscape of rolling hills, punctuated by the hinterland townships of Woombye and Palmwoods and the village of Eudlo, and framed by the vegetated and highly scenic backdrop of the Blackall Range and Mooloolah Range.

Although the townships are geographically close, both Woombye and Palmwoods retain distinct and separate identities. 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 been 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 relatively 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.

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)

Note: The area may also provide other functions at a local level.



Get to know the detail

The proposed Woombye - Palmwoods Local Plan includes detailed assessment provisions for development which seek to achieve the intended vision for the local plan area. A complete version of the proposed Local Plan can be viewed in [ePlan](#).

Visit haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme to view the proposed planning scheme and provide your feedback using the online submission form.

