

Proposed Sunshine Coast Planning Scheme Nambour and Surrounds Local Plan Area



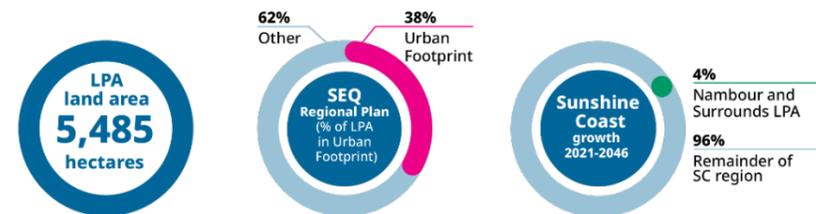
Information Sheet



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.

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.

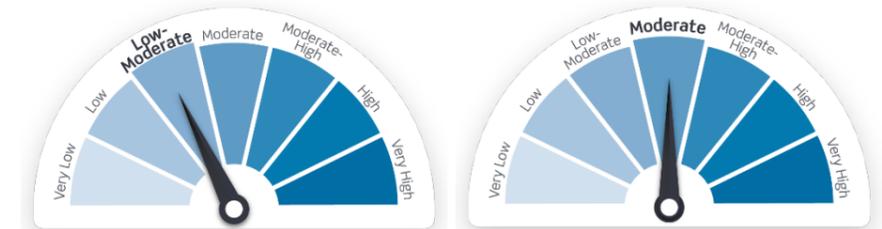


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are 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 the proposed planning schemes for the Nambour and Surrounds LPA include:

Land use

- No zoning changes proposed for most properties.
- Land at southern entry to Nambour's town centre proposed to change to Major Centre Zone (near Currie Street, Arundell Avenue and Daniel Street) and be included within the Town Centre Frame Precinct.
- Some additional Medium Density Residential Zone proposed in Sydney Street, William Street and Maud Street.
- New Low-Medium Density Residential Zone proposed in the vicinity of Waterfall Road, Nambour Showgrounds and Rod Smith Drive, Coes Creek.
- Proposed additional Specialised Centre Zone on the northern side of Bli Bli Road in Nambour to reflect existing and intended future land use.
- Land adjacent to the Parklands Conservation Park proposed to be included in the Sport and Recreation Zone in response to the Brisbane 2032 Olympic and Paralympic Games.

Location and setting

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, Town 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 can be viewed in [ePlan](#).

Nambour and Surrounds

- 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, and Medium and High Impact Industry Zoned land has been combined into a new general Industry Zone. For further information, refer to the relevant [Zone Information Sheets](#).

Building height limits

- Building height limits generally proposed to be maintained for most properties.
- Nambour town centre – proposed increases in building height to encourage revitalisation and recognise role as a major centre. Proposed building height limits range from 4 to 10 storeys depending on location.
- Land in the Medium Density Residential Zone – proposed change from 15m to 6 storeys and 22m.

Explainer: Under the proposed planning scheme, building height is measured in storeys for some uses to encourage better design outcomes. In some areas, this means the maximum height in metres has increased to retain the yield in storeys that could have been achieved under the current planning scheme height in metres allowance. For further information, refer to the [Building Height Information Sheet](#).

Minimum lot size

- Minimum lot size in the Low Density Residential Zone proposed to change from 600m² to 450m².

Other matters

- Town Centre Frame Precinct east of centre proposed to be removed (most of this area proposed to be included in the Medium Density Residential Zone).
- Former Mill Site Precinct proposed to be removed (no longer required as most land has now been redeveloped).

- Other current precincts proposed to be retained, including the Nambour Special Entertainment Precinct.
- The SEQ Regional Plan identifies additional land in the Urban Footprint in the Henebery Road and Perwillowen Road areas. Urban residential expansion in these areas is problematic at this time, mainly due to infrastructure and servicing issues (e.g. transport network, water supply and sewerage) and land fragmentation. This land is proposed to be retained in the Rural Zone.
- Protections for local heritage places and character areas retained.

Proposed vision

The Nambour and Surrounds Local Plan in the proposed planning scheme sets out the following land use planning vision for the local plan area:

The Nambour and Surrounds Local Plan Area is a diverse and thriving hinterland locality 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.

The Nambour Hospital and health hub continues to provide significant regional and local health related services. Residents and visitors continue to rely upon Maroochydore to fulfil the highest order business and industry needs.



Modern, visually appealing industrial areas in the vicinity of Windsor Road and Rigby Street, service mainly local industry needs. On the eastern side of the Bruce Highway/Bli Bli Road interchange, extractive industry operations and major municipal uses operate in a manner that addresses the environmental and scenic amenity values of their prominent location.

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.

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 suburbs. 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 on steep land 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

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

Get to know the detail

The proposed Nambour and Surrounds 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.

