

7.2.22 Nambour local plan code

7.2.22.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Nambour local plan area as shown on Map ZM18 contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Nambour local plan code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) The following provisions of the code are assessment benchmarks for applicable assessable development:-
 - (a) **section 7.2.22.3 (Purpose and overall outcomes)**;
 - (b) **Table 7.2.22.4.1 (Performance outcomes and acceptable outcomes for assessable development)**; and
 - (c) **Figure 7.2.22A (Nambour local plan elements)**.

7.2.22.2 Context and setting

This section is extrinsic material under section 15 of the *Statutory Instruments Act 1992* and is intended to assist in the interpretation of the Nambour local plan code.

The Nambour local plan area is located in the central hinterland of the Sunshine Coast on the North Coast Rail Line and west of the Bruce Highway. The local plan area takes in the town centre and surrounding urban areas of Nambour, which is the largest rural town on the Sunshine Coast. The local plan area has a land area of approximately 1,990 hectares.

The local plan area has a picturesque setting, framed by surrounding hills and hillside vegetation. The local plan area itself is characterised by variable topography with steeper slopes around the margins of the area and undulating land in the central parts. Petrie Creek, Paynter Creek, Whalleys Creek and Tuckers Creek are the main waterways that traverse the local plan area, with central parts of the local plan area, including the fringes of the town centre, being subject to periodic flooding.

Areas of significant riparian vegetation, open space and natural bushland are contained within the local plan area, with Petrie Creek and tributaries providing an important ecological and open space spine. Bushland parks such as Koala Park and Cilento Bushland Conservation Reserve contain high quality remnant vegetation and contribute to the visually attractive setting of Nambour. Nambour also enjoys significant vistas to the Blackall Range in the west and east along the Petrie Creek floodplain to the coast.

Nambour serves an important role as a major regional activity centre providing higher order retail, employment and service needs of its resident population and surrounding hinterland areas, including the nearby rural towns of Woombye, Palmwoods, Montville, Mapleton and Yandina.

These services are mainly provided by the traditional town centre of Nambour focused around Currie Street and Howard Street. A number of smaller local business centres provide for the convenience needs of residential neighbourhoods within the local plan area.

The local plan area also accommodates industrial uses and development, including established industrial estates located in and around Windsor Road, Daniel Street and Rigby Street. The north-eastern corner of the local plan area, focused around the Bruce Highway/Bli Bli Road interchange, includes large extractive industry operations as well as major municipal uses including a regional waste management facility and wastewater treatment plant.

A range of State and Commonwealth Government services are provided in the town and Nambour is also the centre of local government administration for the Sunshine Coast Council. Nambour is also the main regional hub for health and medical services on the Sunshine Coast accommodating two major hospitals, being Nambour General Hospital and the Nambour Selangor Private Hospital. The local plan area contains a range of educational facilities, including a number of primary and secondary schools as well as the Sunshine Coast Institute of TAFE, which is one of the key centres for learning in the region.

A range of cultural and sport and recreation facilities are also located in the local plan area, including the Nambour Civic Centre, police citizens youth club, indoor sports centre, Nambour Showgrounds and numerous other clubs and societies that provide a valuable community focus for the surrounding hinterland and the wider Sunshine Coast.

Nambour provides a mix of residential types to meet community needs, including several retirement communities. However, housing remains predominantly detached in character. Significant consolidation and redevelopment opportunities are available in the local plan area, particularly within walking distance to the town centre and railway station. The older residential parts of the local plan area contain pockets of character housing in the traditional Queensland style. Consolidation is intended to be undertaken in a manner which is sympathetic to the established character of these areas, including the retention of existing character buildings within the development design.

The main north-south road access through the local plan area is via Nambour Connection Road. Bli Bli Road and Petrie Creek Road provide the main road connections between the local plan area and the coastal urban area to the east. Nambour-Mapleton Road provides the main road connection between the local plan area and rural towns and communities to the west. The Bruce Highway passes through the north-eastern corner of the local plan area.

Nambour provides a key transit hub connecting the passenger rail system from Brisbane to the Sunshine Coast's public transport (bus) network. The proposed realignment and duplication of the North Coast Rail Line north to Nambour will further enhance opportunities for transit oriented development in and around the town centre.

Urban zoned land within the local plan area is connected, or has the ability to be connected, to reticulated water and sewerage.

7.2.22.3 Purpose and overall outcomes

- (1) The purpose of the Nambour local plan code is to provide locally relevant planning provisions for the assessment of development within the Nambour local plan area.
- (2) The purpose of the Nambour local plan code will be achieved through the following overall outcomes:-
 - (a) Nambour is progressively developed as a major regional activity centre, providing a broad range of higher order uses and activities capable of servicing its resident population as well as surrounding rural towns, villages, rural residential and rural communities.
 - (b) Significant urban consolidation and redevelopment opportunities are provided for within Nambour, with a focus on transit oriented development in and around the town centre and railway station.
 - (c) Urban development within the Nambour local plan area is limited to land within the urban growth management boundary so as to protect and reinforce the separate identity of Nambour, provide for the efficient provision of *infrastructure* and services, avoid constrained land and protect the landscape character and productivity of surrounding rural lands.
 - (d) A broad range of higher order retail, commercial, community, cultural, health, entertainment and employment generating uses that support the role and function of Nambour as the dominant major regional activity centre for the central Sunshine Coast hinterland are provided to service the needs of Nambour and surrounding areas including Woombye, Palmwoods, Montville, Mapleton and Yandina.
 - (e) Whilst the retail and commercial functions of Nambour Town Centre will increase in scale and intensity, the town centre remains compact, with any expansion consolidated and contained to land included within the Major centre zone.
 - (f) Development in the Major centre zone provides for mixed use premises which support a vibrant day time and night time economy. Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a centre.
 - (g) Development in Precincts NAM LPP-1 (Nambour Special Entertainment Precinct) provides a range of business uses and entertainment activities including *food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities* that may operate after hours and include live or *amplified music* which creates a vibrant atmosphere. New and redeveloped

residential uses and entertainment venues within, and in close proximity to, the precinct are designed and operated to achieve specified noise criteria and attenuation requirements.

Note—noise criteria and attenuation requirements for development within a special entertainment precinct and buffer area are contained in **Section 9.4.3 (Nuisance code)**.

- (h) Development in Precinct NAM LPP-2 (Former Mill Site) consolidates Nambour's role as a major regional activity centre and integrates the site with the traditional town centre through a permeable pedestrian and street network. Building form and urban design on the site provides for an outwardly focussed, main street development which is sympathetic to Nambour's traditional built form and *streetscape* character.
- (i) The State heritage-listed Mill Houses form part of a courtyard setting for passive recreation and social interaction. The heritage significance of the Mill Houses is maintained and development provides for the retention and re-use of these buildings for business, community, cultural, entertainment and catering uses.
- (j) Development in Precinct NAM LPP-3 (Town Centre Frame) provides for *mixed use development* with retail business uses at a scale and intensity less than in other parts of the Major centre zone in accordance with **Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone)**. Development in Precinct NAM LPP-3 also provides for low intensity, small scale industry uses where adverse amenity impacts to surrounding uses are avoided. Physical and visual accessibility from the town centre frame to Nambour's transit hub and town centre core is maximised.
- (k) Development within the Nambour Town Centre provides for visually interesting building elements which respond to and respect the established patterns of development in Nambour and are created to provide high levels of pedestrian comfort and convenience, meaningful architectural expression and interesting urban forms.
- (l) Development within the local plan area protects and retains the *character areas* in Nambour (Netherton Street, Lower Blackall Terrace and Magnolia Street) and buildings identified as having cultural heritage or *streetscape* significance as important elements of local character and identity.
- (m) Development retains key landscape character and natural environment elements and protects significant views contributing to the character and landscape setting of Nambour including the prominent vegetated hills, escarpments and ridgelines surrounding the town.
- (n) Development in Precinct NAM LPP-4 (Nambour Health Hub) provides for the consolidation of a sub-regional employment opportunity area, focussed around the Nambour General Hospital and Nambour Selangor Private Hospital. Development in the Local centre zone in the vicinity of the hospitals provides for the establishment of a range of health-related business uses and allied and compatible uses which are sympathetic to the residential amenity and character of the area in accordance with **Table 7.2.22.4.3 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone)**. Development in this area does not detract from the role and function of Nambour's town centre as the key focus for *office* and retail activities.
- (o) Development in the Medium density residential zone provides for a mix of housing types and densities with *dwelling*s that are generally of a domestic scale or are provided in small groups so as to reduce the perceived scale and mass of development relative to its surrounds.
- (p) Reconfiguring a lot in the Low density residential zone and Emerging community zone incorporates road and lot layouts which sensitively respond to site characteristics and are consistent with the established subdivision pattern of the town, characterised by regular shaped lots, grid street layout, open *streetscape* and mature street trees. Development occurs in an integrated manner and provides an interconnected network of roads, pedestrian and cycle paths and open space and buffering to surrounding rural lands.
- (q) Development in the Community facilities zone at Carter Road/Doolan Street Nambour (Sundale Nambour Garden Village) is master planned to ensure that development occurs in a functionally efficient and integrated manner. Development provides for a range of *residential care facilities* and *retirement facilities* complemented by a range of supporting small-scale business and community activities. Such activities do not detract from the role and function of the Nambour Town Centre as the key focus for business activities. Development provides a

transition of *building height* adjacent to Carter Road/Doolan Street to minimise amenity impacts and achieve appropriate building massing and scale relative to its surroundings. Development also contributes to the retention of the preferred built form character for the Nambour local plan area.

- (r) Development is designed and sited to protect significant environmental and riparian areas and to sensitively respond to the physical characteristics and constraints of land in the local plan area, including flooding, steep slopes and *ecologically important areas*.
- (s) Development in the local plan area is supported by a network of open space to meet the needs of the local community and facilitate safe and convenient pedestrian and cycle connections to, between and around key destinations within the local plan area.
- (t) Development does not compromise or adversely impact upon the planned realignment and duplication of the North Coast Rail Line.

7.2.22.4 Performance outcomes and acceptable outcomes

Table 7.2.22.4.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Development in the Nambour Local Plan Area Generally (All Zones)</i>			
PO1	Development provides for visually interesting building elements which:- (a) respond to and respect the traditional <i>streetscape</i> and architectural character of Nambour in terms of scale, siting, form, composition and use of materials; and (b) facilitate high levels of pedestrian comfort, meaningful architectural expression and interesting urban forms.	AO1	No acceptable outcome provided.
PO2	Development provides for the retention and enhancement of key landscape elements including historical landmarks, significant views and vistas, existing character trees and areas of significant <i>vegetation</i> contributing to the character, setting and sense of place of Nambour.	AO2.1 AO2.2 AO2.3	Development provides for the retention of old stone retaining walls, historical landmarks, memorials and monuments. Development protects and emphasises, and does not intrude upon, important view lines to the Blackall Range and other views to surrounding rural and natural areas where identified on Figure 7.2.22A (Nambour local plan elements) . Development retains and protects existing mature trees and character <i>vegetation</i> contributing to the vegetated backdrop setting and <i>streetscape</i> character of the local plan area including:- (a) riparian <i>vegetation</i> adjacent to Petrie Creek, Paynter Creek, Whalleys Creek, Tuckers Creek and tributaries; (b) native <i>vegetation</i> areas along ridgelines and on prominent hillsides and escarpments framing the town; and (c) other character <i>vegetation</i> identified on Figure 7.2.22A (Nambour local plan elements) . Note—in some circumstances, the eradication of weed species and planting of locally native species that make a comparable contribution to local character may also satisfy the Acceptable Outcome.

Performance Outcomes		Acceptable Outcomes	
PO3	Development provides for the retention and possible future operation of the former sugar cane train railway along the Mill Street/Howard Street route between the former mill site and the former marshalling yards off Howard Street, for the purpose of tourism, transportation, connectivity and retention of heritage values.	AO3	No acceptable outcome provided.
PO4	Development contributes to the establishment of attractive and coherent <i>streetscapes</i> and gateways to enhance the contemporary rural town character of, and sense of entry and arrival to, Nambour.	AO4.1	Development adjacent to a primary streetscape treatment area or identified gateway/entry point on Figure 7.2.22A (Nambour local plan elements) incorporates architectural and landscape treatments and other design elements which enhance the sense of entry and arrival to, and contemporary rural town character of, Nambour, and emphasise corner locations.
		AO4.2	Development adjacent to the gateway/entry point on Nambour Connection Road at Panorama Drive, identified on Figure 7.2.22A (Nambour local plan elements) provides for the retention and enhancement of significant views and maintains the dominance of natural features over built features in order to maintain the natural character of this gateway/entry point.
		AO4.3	Development provides for streetscape improvements which complement existing or proposed streetscape works in the local area to ensure continuity of <i>streetscapes</i> and landscape design. Note— Section 9.4.2 (Landscape code) sets out requirements for streetscape landscapes including entry statement landscapes. Note—a landscape master plan may provide further guidance regarding particular streetscape treatments in a local plan area. Note—streetscape materials and palettes can be referenced from the <i>Council's</i> Infrastructure and Guideline Standards for each centre as required.
PO5	Development on land with frontage to Petrie Creek, Paynter Creek, Whalleys Creek and Tuckers Creek, or on land otherwise identified as a local ecological linkage on Figure 7.2.22A (Nambour local plan elements) , facilitates the provision of the local ecological linkage.	AO5	No acceptable outcome provided. Editor's Note— Section 8.2.3 (Biodiversity, waterways and wetlands overlay code) sets out requirements for the provision of ecological linkages.
PO6	Development protects prominent hillsides, ridgelines and escarpments in the local plan area through sensitive and innovative lot layouts and building siting and design.	AO6	No acceptable outcome provided.
PO7	Development improves local connectivity by providing pedestrian and cycle connections to and between key destinations including, but not limited to, those connections identified conceptually on Figure 7.2.22A	AO7	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	(Nambour local plan elements).		
PO8	Development does not compromise the provision and operation of <i>transport networks</i> , including the proposed realignment and duplication of the North Coast Rail Line.	AO8	No acceptable outcome provided.
Development in the Major Centre Zone Generally			
PO9	Development in the Major centre zone provides large scale and mixed uses that:- (a) support Nambour's role and function as the dominant major regional activity centre for the central Sunshine Coast hinterland, subservient only to the Maroochydore Principal Regional Activity Centre; and (b) provide a wide range of higher order goods and services to Nambour's resident population and surrounding areas, including Woombye, Palmwoods, Montville, Mapleton and Yandina.	AO9	No acceptable outcome provided.
PO10	Development in the Major centre zone:- (a) is sympathetic to and reinforces the rural character and heritage values of Nambour; (b) provides a walkable town centre which includes a permeable street network, wide tree lined footpaths and continuous weather protection for pedestrians along active or semi-active streetfront areas; (c) creates vibrant and active streets and public spaces; (d) maximises the physical and visual accessibility to Nambour's transit hub; and (e) provides integrated and functional car parking and access arrangements that do not dominate the street.	AO10	Development in the Major centre zone:- (a) respects the layout, scale and character of development on adjoining sites; (b) provides for <i>primary active street frontages</i> , built to the front boundary, where identified on Figure 7.2.22A (Nambour local plan elements) ; (c) provides for adaptive reuse, with limited modification, of <i>local heritage places</i> that is sympathetic to the inherent character of the building and the Nambour town centre context; (d) provides for vertical and horizontal building elements created through the visible expression of building design elements such as columns, doors and doorways, windows, awnings, screens, shade structures, low relief decorative elements, parapet details and shadow lines; (e) incorporates variety in <i>storey</i> height, recessed upper levels, single and double <i>storey</i> colonnades and recesses for balconies and verandahs such that long unbroken blank wall planes with repetitive elements and continuous roof lines are avoided; (f) provides for buildings with <i>frontage</i> to Currie Street to incorporate:- (i) vertical building proportions that divide the building elevation into three (3) or more major vertical parts for every 20 metres of street <i>frontage</i> as identified on Figure 7.2.22B (Typical vertical proportions along part of Currie Street) ; (ii) roof forms designed to diminish the visual impact of large floor plate buildings and large flat roof forms by articulated roof designs

Performance Outcomes		Acceptable Outcomes	
			<p>(pitched or sloped) with multiple ridge lines and incorporating articulated upper facades as identified on Figure 7.2.22C (Articulated and 'fine grain' skyline); and</p> <p>(iii) understated colour schemes and low-reflective roofing and cladding materials;</p> <p>(g) ensures that signage is integrated with the building;</p> <p>(h) includes provision of landscaping, shaded seating and consistent and simple paving materials on footpaths;</p> <p>(i) provides all weather protection along active street <i>frontages</i> in the form of continuous cantilevered awnings and/or lightweight verandah structures with no load bearing posts over footpath areas in conjunction with mature or semi-mature shade trees planted along the <i>site frontage</i>;</p> <p>(j) provides for the continuation of existing laneways and pedestrian and cycle linkages where identified on Figure 7.2.22A (Nambour local plan elements); and</p> <p>(k) provides for on-site car parking at the rear or below ground level of the development.</p>
PO11	<p>Development in the Major centre zone facilitates pedestrian movement and connectivity by providing pedestrian through-block links that:-</p> <p>(a) are located to connect key activity nodes, including the Nambour transit hub, and pedestrian crossings of streets;</p> <p>(b) provide a safe alternative to the street-based movement network; and</p> <p>(c) provide a comfortable pedestrian environment in terms of access, width, shelter, materials and function.</p>	AO11	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-1 (Nambour Special Entertainment Precinct)			
PO12	<p>Development in Precinct NAM LPP-1 (Nambour Special Entertainment Precinct) identified on Local Plan Map LPM18 provides for a range of entertainment/catering business uses and other business uses including <i>food and drink outlets, function facilities, bars, hotels and nightclub entertainment facilities</i> that may operate after hours and include live music which creates a vibrant atmosphere.</p> <p>Note—noise criteria and attenuation requirements for development within a special entertainment precinct and buffer area are contained in Section 9.4.3 (Nuisance code).</p>	AO12	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-2 (Former Mill Site)			
PO13	Development in Precinct NAM LPP-2 (Former Mill Site) identified on Local	AO13	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	Plan Map LPM18 provides for a proportional share of the total commercial business and retail business floor space for the Nambour town centre through the establishment of only one <i>full line supermarket or discount department store</i> , with a <i>gross leasable floor area</i> not exceeding 4,000m ² .		
PO14	Development in Precinct NAM LPP-2 (Former Mill Site) provides for any large floor plate retail use to be located to the north of the Bury Street extension and on the western side of the Mill Lane extension identified on Figure 7.2.22A (Nambour local plan elements) .	AO14	No acceptable outcome provided.
PO15	Development in Precinct NAM LPP-2 (Former Mill Site):- (a) provides for the establishment of an outwardly focused, active main street format; and (b) visually and physically integrates with the established town centre of Nambour and the State heritage-listed Mill Houses.	AO15	Development in Precinct NAM LPP-2 (Former Mill Site) is provided in a main street configuration and ensures that:- (a) any large floor plate retail use is separated from the street by sleeving; (b) sleeving comprises active retail business uses or catering business uses located at ground level with residential uses and commercial business uses located on upper building levels; (c) sleeving extends to the Bury Street and Mill Street boundaries and is provided adjacent to the Mill House Courtyard; (d) a civic space (mini plaza) is provided opposite the Mill House Courtyard; (e) site interpretative features, such as public artwork, are provided; and (f) service lanes and loading bays are appropriately screened and are located adjacent to the rail line corridor in areas of least visibility.
PO16	Development in Precinct NAM LPP-2 (Former Mill Site) provides a functional and permeable street network that:- (a) is integrated with the street network in the Nambour Town Centre; (b) is in the configuration identified on Figure 7.2.22A (Nambour local plan elements) ; and (c) incorporates the following road network and intersection improvements:- (i) the widening and extension of Mill Lane to connect to Mill Street adjacent to the Mill Houses; (ii) the extension of Bury Street into the Former Mill Site; (iii) the extension of Mitchell Street into the Former Mill Site; (iv) intersections upgraded at Mill Street/Mill Lane and Mitchell Street/Mill Lane; and (v) a new intersection located at the Bury Street and new Mill Lane extension.	AO16	No acceptable outcome provided.
PO17	Development in Precinct NAM LPP-2 (Former Mill Site) ensures that the State heritage listed Mill Houses:-	AO17	Development in Precinct NAM LPP-2 (Former Mill Site) provides for the establishment of a 'Mill Houses Courtyard'

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) are sensitively reused for a range of business, community and cultural activities; and (b) form part of a courtyard setting for passive recreation and social interaction as part of the overall redevelopment of the Former Mill Site. 		<p>that:-</p> <ul style="list-style-type: none"> (a) is in the location identified on Figure 7.2.22A (Nambour local plan elements); (b) is designed and constructed in accordance with a detailed master plan; and (c) provides for the following:- <ul style="list-style-type: none"> (i) adaptive reuse of the buildings for a range of business and community activities that are sympathetic with cultural heritage values; (ii) soft and hard landscaped surfaces that provide a public 'courtyard' as an outdoor focus for the activities in the Mill Houses; (iii) retention of mature <i>vegetation</i>; (iv) shelter over the space that includes a mix of <i>vegetation</i> and roofed structures; (v) reinforced pedestrian connections to the commercial activities in the Nambour Town Centre; (vi) public art works and signage elements that celebrate the Mill Houses' heritage values; (vii) public accessibility at all times; (viii) clear sight lines and visibility corridors to the Mill Houses; and (ix) compliance with disability access and CPTED principles and standards.
PO18	<p>Development in Precinct NAM LPP-2 (Former Mill Site) on or adjacent to the 'Mill House Courtyard':-</p> <ul style="list-style-type: none"> (a) clearly displays its physical relationship to the Mill Houses and the Mill Houses Courtyard; and (b) enhances the heritage values associated with the Mill House Courtyard through its use, form and function. 	AO18	No acceptable outcome provided.
Development in the Major Centre Zone in Precinct NAM LPP-3 (Town Centre Frame)			
PO19	<p>Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre Frame) identified on Local Plan Map LPM18 provides for:-</p> <ul style="list-style-type: none"> (a) <i>mixed use development</i> that incorporates medium to high density residential uses; (b) a range of commercial and entertainment/catering business uses; (c) retail business uses at a scale and intensity less than in other parts of the Major centre zone; (d) <i>showrooms</i>; and (e) low intensity and small scale industry uses, provided that there are no adverse amenity impacts on surrounding uses. 	AO19	No acceptable outcome provided.
PO20	<p>Development in the Major centre zone in Precinct NAM LPP-3 (Town Centre</p>	AO20	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>Frame) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.22.4.2 (Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone) to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.2 to occur in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.22.4.2 is an inconsistent use and is not intended to occur in the Major centre zone in Precinct NAM LPP-3.</p> <p>Note—consistent and potentially consistent uses for other areas within the Major centre zone at Nambour are identified in Part 6 (Zone codes) in Table 6.2.6.2.1 (Consistent uses and potentially consistent uses in the Major centre zone).</p>		
PO21	<p>Development in that part of Precinct NAM LPP-3 (Town Centre Frame) centred on Price Street:-</p> <p>(a) maximises the physical and visual accessibility to the transit hub and town centre core retail area; and</p> <p>(b) does not inhibit, prevent or delay the provision and delivery of the North Coast Rail Line corridor upgrade and transit hub.</p>	AO21	No acceptable outcome provided.
Development in the Local Centre Zone in Precinct NAM LPP-4 (Nambour Health Hub)			
PO22	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on Local Plan Precinct Map LPM18:-</p> <p>(a) contributes to the creation of a cluster of health-related business uses which complement the nearby <i>hospital</i> uses;</p> <p>(b) provides for a limited range of other business and community activities which provide a service to the health-related uses and residential uses in the immediate area; and</p> <p>(c) has an intensity and scale which does not detract from the role and function of the Nambour Town Centre as the key focus for <i>office</i> and retail activities.</p>	AO22	No acceptable outcome provided.
PO23	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub) identified on Local Plan Map LPM18 provides for:-</p> <p>(a) a use listed as a consistent use in Column 1 of Table 7.2.22.4.3 (Nambour local plan supplementary table of</p>	AO23	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<p>consistent uses and potentially consistent uses in the Local centre zone) to occur in the precinct; and</p> <p>(b) a use listed as a potentially consistent use in Column 2 of Table 7.2.22.4.3 to occur in the precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, nature, scale and intensity.</p> <p>Note—a use not listed in Table 7.2.22.4.3 is an inconsistent use and is not intended to occur in the Local centre zone in Precinct NAM LPP-4.</p> <p>Note—consistent and potentially consistent uses for other areas within the Local centre zone at Nambour are identified in Part 6 (Zone codes) in Table 6.2.8.2.1 (Consistent uses and potentially consistent uses in the Local centre zone).</p>		
PO24	<p>Development in the Local centre zone in Precinct NAM LPP-4 (Nambour Health Hub):-</p> <p>(a) is sympathetic to the traditional built form and <i>streetscape</i> character of residential development and identified character areas in the locality;</p> <p>(b) provides an attractive streetfront address;</p> <p>(c) provides a high level of accessibility and permeability for pedestrians; and</p> <p>(d) provides an integrated approach to the provision of on-site car parking and the management of car parking demand in a manner which does not dominate the street.</p>	<p>AO24.1</p> <p>AO24.2</p> <p>AO24.3</p> <p>AO24.4</p> <p>AO24.5</p> <p>AO24.6</p>	<p>Development provides for the retention and adaptive re-use of existing residential buildings, with limited external modification.</p> <p>OR</p> <p>New buildings are sited and designed to be of an appearance and scale that is sympathetic to existing residential development in the locality.</p> <p>Development provides for business uses to address the street with attractive buildings and landscaping established along <i>frontages</i> to Blackall Terrace, Nambour-Mapleton Road, and Hospital Road.</p> <p>Development provides for safe, efficient and legible pedestrian access to the hospitals and associated medical and related uses in the locality.</p> <p>Development provides for on-site car parking areas to be located behind, under or at one side of buildings such that parking areas do not dominate the street or interfere with the continuity of the <i>streetscape</i>.</p> <p>Development is undertaken in accordance with a car parking and public transport management plan which identifies how the operational needs of the development are to be met through a combination of travel modes such that there is a reduction in demand for on-site car parking.</p> <p>Where located in a character area identified on a Heritage and character areas overlay map, development provides</p>

Performance Outcomes		Acceptable Outcomes	
			for shared access driveways between <i>sites</i> where there is restricted access within one <i>site</i> to gain rear access.
Development in the Medium Density Residential Zone			
PO25	Development in the Medium density residential zone:- (a) provides for the establishment of medium density housing compatible with a rural town setting; (b) is sympathetic to and respects the character of established residential areas and identified character areas; (c) is of a domestic scale that does not dominate the <i>streetscape</i> and is compatible with surrounding development; (d) provides for building form that reflects the traditional Queensland style; (e) contributes positively to local <i>streetscape</i> character; (f) provides for generous open space to be maintained between buildings to preserve a predominantly open feel; (g) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i> ; and (h) avoids constrained land.	AO25	Development in the Medium density residential zone:- (a) provides buildings which have the appearance of one or more individual buildings on the <i>site</i> with each building being of a <i>dwelling house</i> scale; (b) where located within an identified character area identified on a Heritage and character areas overlay map:- (i) provides for the retention and adaptive re-use of existing residential buildings, with limited external modification; (ii) provides for shared access driveways between sites where there is restricted access within one site to gain rear access; (c) provides for building form which reflects the traditional Queensland style with the use of timber, pitched roofs, roof overhangs, prominent entry treatments, subdued colours and non-reflective materials; (d) incorporates verandah to at least 40% of the front facade length; (e) provides good pedestrian and cycle connectivity to the town centre; (f) provides for on-site car parking to be located at the rear of buildings and separated into discrete areas so that it does not dominate the <i>streetscape</i> ; and (g) avoids land subject to constraints.
Development in the Low Density Residential Zone			
PO26	Reconfiguring a lot within the Low density residential zone:- (a) is designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) is compatible with the predominant landscape character of its location and setting; and (c) provides for an interconnected system of local roads, pedestrian, cycle and open space links with adjoining land.	AO26	Reconfiguring a lot in the Low density residential zone:- (a) provides for a subdivision layout which minimises the extent of cut and fill required to accommodate new lots and roads; (b) avoids or minimises <i>vegetation clearing</i> ; (c) provides street trees and landscaping which complements nearby bushland, contributing to the re-forestation of the hillsides and riparian corridors and softening the visual impact of urban development; and (d) incorporates an interconnected internal road system, pedestrian, cycle and open space links including where identified on Figure 7.2.22A (Nambour local plan elements) .
Development in the Emerging Community Zone			
PO27	Development in the Emerging community zone contributes to the creation of high quality, attractive, environmentally responsible and sustainable residential neighbourhoods which:-	AO27	No acceptable outcome provided.

Performance Outcomes		Acceptable Outcomes	
	<ul style="list-style-type: none"> (a) are designed to sensitively respond to site characteristics and avoids significant scarring of the landscape; (b) are integrated with and connect to established residential development to the north and the east; (c) have legible and permeable local street systems and movement networks; (d) provide for the coordinated provision of <i>infrastructure</i>; and (e) retain, enhance and connect native <i>vegetation</i> areas and other <i>ecologically important areas</i>. 		
PO28	Development in the Emerging community zone provides for the establishment of a mix of land uses and housing types at a scale and intensity and in a configuration that is sympathetic to the character and amenity of established residential neighbourhoods.	AO28	No acceptable outcome provided.
Development in the Community Facilities Zone (Sundale Nambour Garden Village)			
PO29	Development in the Community facilities zone (Sundale Nambour Garden Village):- <ul style="list-style-type: none"> (a) occurs in accordance with an approved master plan for the whole of the <i>site</i> that provides for facility elements to be configured in a functionally efficient and integrated manner; (b) provides for a range of <i>residential care facilities</i> and <i>retirement facilities</i>; (c) contributes to the creation of a cluster of health-related business uses which complement the <i>residential care facility/retirement facility</i> on the same <i>site</i>; (d) provides for a limited range of other business and community activities which complement the <i>residential care facility/retirement facility</i> on the same <i>site</i> and residential uses in the immediate area; and (e) ensures that business activities have an intensity and scale which do not detract from the role and function of the Nambour Town Centre as the key focus for commercial and retail activities. 	AO29	No acceptable outcome provided.
PO30	Development in the Community facilities zone (Sundale Nambour Garden Village) provides a built form that is sympathetic to surrounding residential development, with a transition of <i>building height</i> , bulk and scale at the Carter Road/Doolan Street frontages.	AO30	<i>In partial fulfilment of Performance Outcome PO30:-</i> Development in the community facilities zone (Sundale Nambour Garden Village) where adjoining or opposite a residential use or land included in a <i>residential zone</i> , provides for buildings and structures to be <i>setback</i> from the corresponding <i>site</i> boundary a minimum distance equal to the height of the building or structure.
PO31	Development in the Community facilities zone (Sundale Nambour Garden Village):-	AO31	No acceptable outcome provided.

Performance Outcomes	Acceptable Outcomes
<ul style="list-style-type: none"> (a) preserves the amenity of adjacent land and <i>dwelling houses</i>; (b) does not dominate the <i>streetscape</i> and contributes positively to local <i>streetscape</i> character; (c) provides for buildings which are designed to address and optimise casual surveillance to public streets, pedestrian pathways, Petrie Creek and other areas of community activity; (d) maintains an adequate area suitable for landscapes adjacent to the road <i>frontages</i>; (e) provides for on-site car parking to be located and designed such that it does not dominate the <i>streetscape</i>; (f) maintains the visual continuity and pattern of buildings and landscape elements within the immediate area; (g) provides for the protection and buffering of <i>ecologically important areas</i> and local ecological linkages identified on Figure 7.2.22A (Nambour local plan elements); and (h) maintains and, wherever practicable, enhances pedestrian and cycle connectivity along Petrie Creek and to existing and planned pedestrian/cycle pathways. 	

Table 7.2.22.4.2 Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Major centre zone

Note—this table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Major Centre Zone (Precinct NAM LPP-3 – Town Centre Frame)	
Residential activities	
<ul style="list-style-type: none"> (a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy (where forming part of a mixed use development)</i> (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Residential care facility</i> (g) <i>Resort complex</i> (h) <i>Retirement facility</i> (i) <i>Rooming accommodation</i> (j) <i>Short-term accommodation</i> 	None
Business activities	
<ul style="list-style-type: none"> (a) <i>Adult store (where not located in an adult store sensitive use area)</i> (b) <i>Agricultural supplies store</i> (c) <i>Bar</i> (d) <i>Car wash</i> (e) <i>Food and drink outlet (where not incorporating a drive-through facility)</i> (f) <i>Funeral parlour</i> (g) <i>Garden centre (where not exceeding a gross leasable floor area of 300m²)</i> (h) <i>Hardware and trade supplies (where not exceeding a gross leasable floor area of 300m²)</i> (i) <i>Health care services</i> (j) <i>Home based business (where other than a high impact home based business activity)</i> (k) <i>Office</i> 	<ul style="list-style-type: none"> (a) <i>Garden centre (where exceeding a gross leasable floor area of 300m²)</i> (b) <i>Hardware and trade supplies (where exceeding a gross leasable floor area of 300m²)</i>

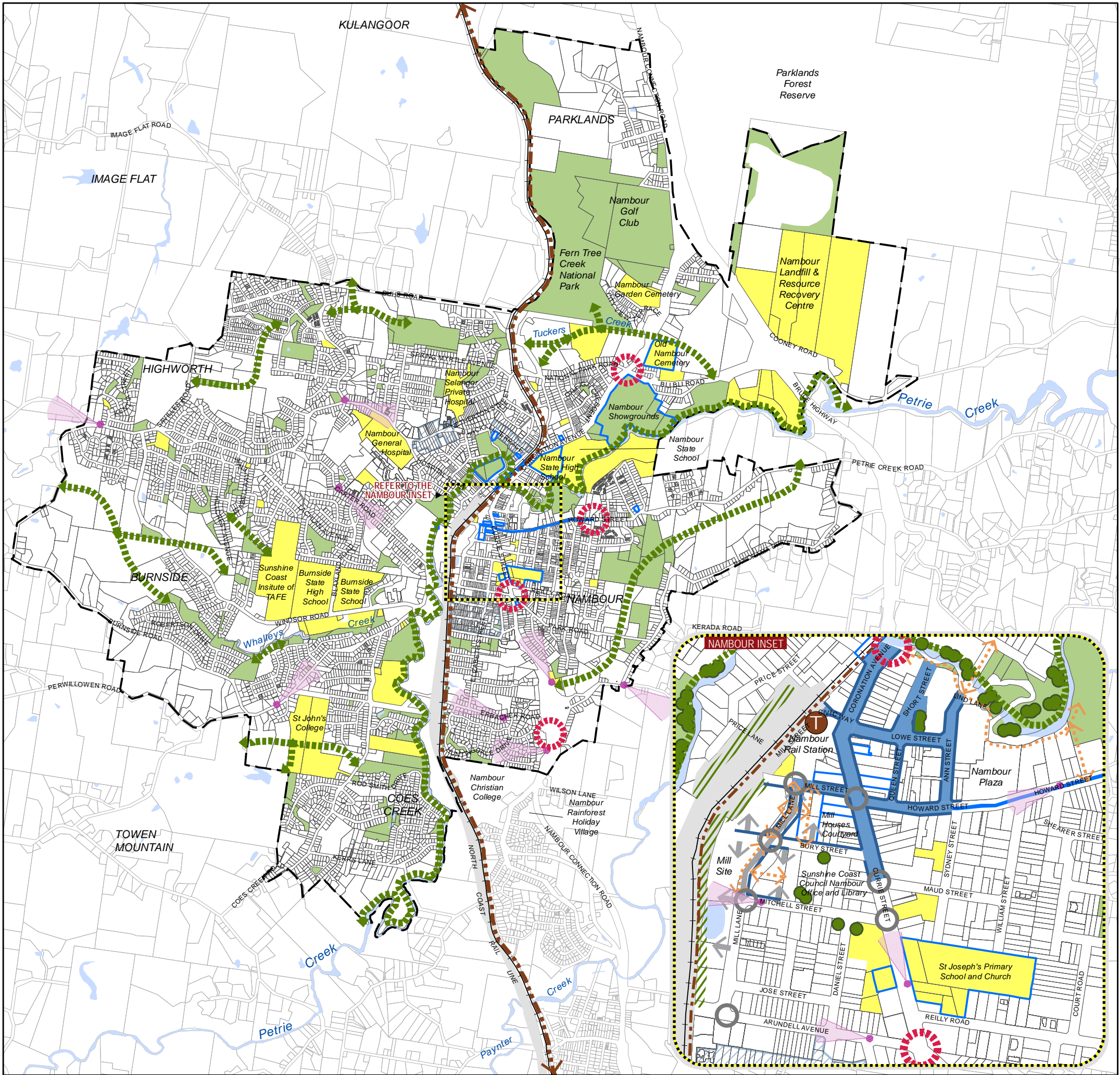
Column 1 Consistent uses	Column 2 Potentially consistent uses
(l) <i>Sales office</i> (m) <i>Service station</i> (n) <i>Shop</i> (where occupying not more than 200m ² of gross leasable floor area) (o) <i>Showroom</i> (p) <i>Veterinary services</i>	
Industrial activities	
(a) <i>Low impact industry</i> (where occupying not more than 200m ² of gross leasable floor area) (b) <i>Medium impact industry</i> (where for a micro-brewery) (c) <i>Service industry</i>	<i>Research and technology industry</i>
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Place of worship</i>	None
Sport and recreation activities	
(a) <i>Club</i> (b) <i>Indoor sport and recreation</i> (c) <i>Park</i>	None
Other activities	
(a) <i>Parking station</i> (b) <i>Telecommunications facility</i> (where other than a freestanding tower) (c) <i>Utility installation</i> (where a local utility)	None

Table 7.2.22.4.3 Nambour local plan supplementary table of consistent uses and potentially consistent uses in the Local centre zone

Note—This table overrides the consistent and potentially consistent uses specified in the zone codes in **Part 6 (Zones)** for the precincts specified.

Column 1 Consistent uses	Column 2 Potentially consistent uses
Local Centre Zone (Precinct NAM LPP-4 – Nambour Health Hub)	
Residential activities	
(a) <i>Caretaker's accommodation</i> (b) <i>Community residence</i> (c) <i>Dual occupancy</i> (where forming part of a mixed use development) (d) <i>Dwelling unit</i> (e) <i>Multiple dwelling</i> (f) <i>Rooming accommodation</i> (g) <i>Short-term accommodation</i>	(a) <i>Retirement facility</i> (b) <i>Residential care facility</i>
Business activities	
(a) <i>Food and drink outlet</i> (other than where incorporating a <i>drive-through facility</i> or where for a <i>high volume convenience restaurant</i>) (b) <i>Funeral parlour</i> (c) <i>Health care services</i> (d) <i>Home based business</i> (other than where involving a <i>high impact home based business activity</i>) (e) <i>Office</i> (f) <i>Sales office</i> (g) <i>Shop</i> (where having a <i>gross leasable floor area</i> not exceeding 200m ²) (h) <i>Shopping centre</i> (where having a total <i>gross leasable floor area</i> not exceeding 1000m ² and any individual shop tenancy does not exceed a <i>gross leasable floor area</i> of 200m ²)	<i>Theatre</i> (other than a multiplex cinema)
Industrial activities	
<i>Service industry</i>	None
Community activities	
(a) <i>Child care centre</i> (b) <i>Community care centre</i> (c) <i>Community use</i> (d) <i>Educational establishment</i> (e) <i>Emergency services</i> (f) <i>Hospital</i>	None

Column 1 Consistent uses	Column 2 Potentially consistent uses
(g) <i>Place of worship</i>	
<i>Sport and recreation activities</i>	
<i>Park</i>	None
<i>Other activities</i>	
(a) <i>Parking station</i>	None
(b) <i>Utility installation (where a local utility)</i>	



LEGEND		0 200 400 800 1,200 1,600 Metres 1:28,686	
	Local Plan Area Boundary		Through Block Pedestrian/Cycle Linkage
	Waterway ^{Note 1}		Dedicated Public Transport Corridor
	Primary Active Street Frontage		Transit Hub
	Primary Streetscape Treatment Area		Indicative Road Linkage/Access Point
	Local Ecological Linkage		Intersection Upgrade
	Greenspace ^{Note 1}		Proposed Rail Corridor Upgrade
	Community Activity/Facility ^{Note 1}		
	Character Vegetation		
	Landscape Buffer		
	Gateway/Entry Point		
	Heritage Place ^{Note 2}		
	Character Area ^{Note 2}		
	Significant View		

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Note 1: For contextual purposes only.
Note 2: Refer to Heritage and Character Overlay maps in Schedule 2 (Mapping)

Figure 7.2.22A (Nambour Local Plan Elements)

Figure 7.2.22B Typical vertical proportions along part of Currie Street

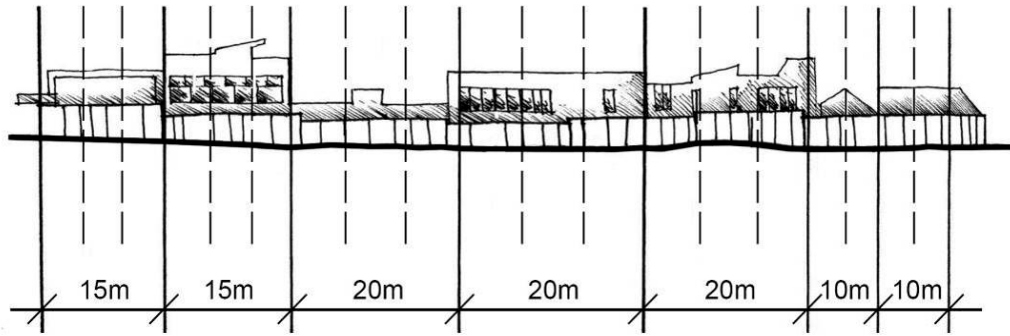


Figure 7.2.22C Articulated and 'fine grain' skyline

