

## 3.15 Planning Area No. 15 - Woombye

### 3.15.1 Location and Role

This Planning Area includes the land at Woombye allocated "Urban" by the Strategic Plan.

Woombye is situated immediately to the south of Nambour, between the North Coast Railway and the Nambour Connection Road, and is one of the Shire's "rail towns". Paynter Creek runs through the northern half of the town.

Woombye will retain its role as a rural service centre set within a picturesque rural landscape dominated by rolling hills, natural bushland, small farms and pockets of rural residential development. Its proximity to Nambour and Maroochydore means that it will continue to provide only a limited range of lower order goods and services. Woombye also plays an important role as a discrete residential area.

### 3.15.2 Vision Statement

(1) It is intended that:

*Woombye be a place which maintains and strengthens its individual identity (separate from Nambour) and develops a distinctive town centre, which encourages relaxed activity and caters for all groups within the community.*

(2) This means that:

- (a) Woombye will retain its role as a rural service centre, serving its resident population and rural hinterland community.
- (b) Woombye will continue to be set within a picturesque rural landscape, dominated by rolling hills, natural bushland, small farms and pockets of rural residential development.
- (c) Whilst located close to the major rural centre of Nambour, Woombye will maintain a physically separate and distinct identity. In particular, future residential development in the vicinity of Paynter Creek will protect this separate identity by providing a physical and visual buffer between the two urban areas.
- (d) Woombye's other boundaries will be defined by the North Coast Railway to the west, the Nambour Connection Road to the east and Taintons Road to the south.
- (e) The distinctive strip of commercial development located along Blackall Street will continue to be consolidated, with the commercial focus of the town being centred on that area between Wakefield Street and Park Street.
- (f) The retention of heritage buildings and places within Blackall Street is considered to be particularly important to the maintenance of the character and historical values of the town centre and new development within the centre will draw upon and emphasise these characteristics.

- (g) Residential areas within the town will continue to be characterised by detached dwelling houses on large residential allotments, thereby maintaining the open feel and privacy associated with country town living.
- (h) The maintenance of rural activities and natural bushland in areas surrounding the town will also contribute to the protection of the rural town character and lifestyle enjoyed by residents of Woombye.

### 3.15.3 Key Character Elements

#### (1) Location of Uses and Activities

- (a) Commercial uses will continue to be consolidated in Blackall Street with the commercial focus of the town being centred on the area between Wakefield and Park Streets. New commercial premises will locate within or contiguous to the Blackall Street area, between Wakefield and Park Streets.
- (b) A secondary low-key commercial/tourist gateway node will be retained in its current form at the intersection of Blackall Street and the Nambour Connection Road. However, no additional land will be developed for commercial purposes in this location.
- (c) Residential areas will continue to surround the commercial focus of Blackall Street. Such development will be consistent with existing subdivision patterns and characterised by detached houses in generous landscaped grounds.
- (d) New residential areas of the town will be in close proximity to the town centre initially. The layout of subsequent development will be compatible with and connected to the established development in the locality and provide for coherent road, bicycle and open space linkages. New development will occur in an orderly sequence, as demand arises, with the efficient provision of infrastructure.
- (e) Residential development will not extend south of Taintons Road, where the area will remain rural in character and individual lots will not have direct access to the road.
- (f) Community activities will locate close to and focus on the Blackall Street precinct. Specifically, youth facilities are encouraged around the Park Street open space area.
- (g) Major active recreation facilities will continue to be developed west of the town, between the railway line and Paynter Creek, north of Back Woombye Road.
- (h) Parkland on the northern side of Paynter Creek will be developed for informal recreational activities.
- (i) Rural areas and natural bushland surrounding the town will be maintained.

## (2) Design Intent

- (a) The rural character of Woombye will be retained and enhanced by controlling the demolition, removal and development of places of local cultural significance.
- (b) The retention of heritage buildings and places within the Blackall Street area is considered to be particularly important to the maintenance of the character and cultural heritage values of the town.
- (c) Redevelopment of commercial sites at the Nambour Connection Road end of Blackall Street will reinforce the gateway nature of this location through the use of appropriate design elements.
- (d) Signage in the main street will be low key, minimal and will not detract from the aesthetic qualities of the streetscape.
- (e) Memorial Park will be retained as an entry/exit statement at the western end of Blackall Street.
- (f) The quality of street furniture and paving in the main street will continue to be improved.
- (g) Opportunities to resolve conflicts between existing power lines and other overhead services and existing and future street tree plantings, will be pursued.
- (h) Residential areas in Woombye will continue to be characterised by predominantly low density single detached dwellings.
- (i) Development of land north of Paynter Creek will retain vegetation in the gullies and ridges so as to preserve scenic qualities.
- (j) Views north of Woombye to the adjacent ridge line will be retained and development will be limited to below the treed ridge line.
- (k) New residential development occurring in the area between Upper Wakefield Street and Taintons Road will be master planned to provide for a coherent open space network that protects the gully lines and links to adjoining existing and planned open space networks. Master planning will also incorporate movement networks that provide a coherent road and pedestrian network (including access to the school for students).
- (l) Where land to be developed for residential purposes adjoins rural land which is used for agricultural purposes, a suitable buffer will be provided on the developed land to ensure residents are not affected by normal rural activities and to enable normal rural activities to continue unimpeded.

## (3) Environmental Values

- (a) An open space buffer between Woombye and Nambour will be preserved in the vicinity of Paynter Creek.
- (b) Development of land north of Paynter Creek will retain vegetation to the gullies and ridges.
- (c) Development adjoining Paynter Creek should protect the waterway from erosion, sedimentation and otherwise polluted runoff, and should provide for the retention or enhancement of the waterway corridor.
- (d) Views north of Woombye to the adjacent ridge line will be retained and development will be limited to below the treed ridge line.
- (e) Significant vegetation contributing to the setting of the town will be retained and protected, namely:
  - the stands of camphor laurel trees at the Cobbs Rd/ Foley Rd/Nambour Connection Rd intersection;
  - the stands of pines and camphor laurels along the south-west corner of Taintons Rd; and
  - the stands of large camphor laurels along the Paynter Creek banks east of the railway line.
- (f) Existing mature trees in the main street will be retained, especially the camphor laurels (although they will be replaced with more appropriate trees as they reach the end of their life span).
- (g) A coordinated open space plan for land between Upper Wakefield Street and Taintons Road will be developed as part of a master plan for this area.

## (4) Access and Movement

- (a) Pedestrian safety will be enhanced in Blackall Street without diminishing the provision of carparking in the street.
- (b) Links to the rail station will be established as part of any main street improvements.
- (c) The Nambour Connection Road/Blackall Street intersection's role as a gateway into Woombye will be acknowledged in any future streetscape enhancement works.
- (d) A high level of on and off-street parking is intended to be maintained within the village centre to ensure continuity of convenient access to businesses and community facilities.

- (e) A coordinated open space plan for land between Upper Wakefield Street and Taintons Road will be developed, incorporating access for pedestrians and cyclists.
- (f) Intra-regional public transport should be improved to provide access to services and facilities in nearby towns. Opportunities include local rail, motor or bus services.
- (g) Bike linkages between Woombye and Nambour will be improved so that recreation facilities in Nambour can be more easily accessed.
- (h) Pedestrian and bike linkages will be provided between the soccer fields and the proposed parkland on the northern side of Paynter Creek.
- (i) Continued access between Kiel Mountain Road and Pine Grove Road is supported.
- (j) Traffic calming measures for Pine Grove Road are supported.
- (k) Maintaining access to Blackall Street from the Nambour Connection Road is supported.

**3.15.4 Statements of Desired Precinct Character**

**(1) Woombye Village Centre**  
(Precinct Class = Village Centre)

*Intent*

The Village Centre Precinct is focussed on Blackall Street, particularly between Wakefield and Park Streets. It contains the most substantial retail, office and commercial developments in Woombye, as well as the Post Office and Hotel. It also contains buildings which have cultural heritage value for the town.

The range of shops and services combine to make this Precinct the community and business centre of Woombye. It is highly desirable that this ‘central’ role and heritage character be maintained and reinforced by new development and increased investment in the future. The most significant new retail and other commercial uses should be located in this Precinct. Mixed use premises (eg shop, cafe or office with housing above/behind) should also be encouraged. In order to maintain the viability of the town centre as Woombye’s community focus, no major development of new commercial or community uses in other parts of the town is intended.

The three town centre parks located within this Precinct all have significant aesthetic and cultural value to the Woombye community. The quality of these public spaces should continue to be improved to make them more attractive and comfortable, while continuing to express the traditional character of the town. This will

involve maintaining convenient access to premises, controlling signage, developing and implementing an identifiable ‘theme’ for street plantings, furniture and paving, and creating distinctive entry/exit statements.

Council’s Code for Heritage Conservation (found in Volume 4 of this planning scheme) and the heritage conservation provisions of Volume 1 of this scheme apply to development in this Precinct.

*Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Village Centre Precinct Class.

*Landscape and Built Form*

The important characteristics of Blackall Street are to be retained or enhanced, including:

- the large street trees;
- continuous small-scale commercial buildings built to the street alignment;
- a predominance of street parapets of various shapes with post-supported street awnings;
- a dispersion of community facilities along the street which reinforce the halls, post office and pub;
- buildings with narrow frontages;
- middle and distant views to the west; and
- a wide main street.

New development within the town centre should draw upon and emphasise the town’s traditional character and cultural heritage.

*Preferred Maximum Density for multi-unit residential or mixed use premises*

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
All sites	0.5	200

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

*Maximum building height*

- 3 storeys (but not more than 12 metres)

**(2) Woombye Village Residential**  
(Precinct Class = Mixed Housing)

**Intent**

This Precinct is intended to continue as a mainly residential area having traditional townscape qualities that are worthy of preservation and supporting the facilities in the Village Centre Precinct.

While traditional detached housing is expected to remain the dominant built form, a greater variety of residential forms may be acceptable including low density multiple dwellings, guesthouses and similar tourism accommodation, and mixed used developments (where non-residential uses are small scale and unlikely to compromise the amenity of adjacent residential uses). It is preferred that any new tourism or non-residential uses be situated in premises with a frontage to Blackall Street.

The existing commercial/tourism node at the intersection of Blackall Street and the Nambour Connection Road is intended to be maintained. Any further development of these premises should provide for the maintenance of residential amenity for the surrounding area and should recognise the desired primacy of the Village Centre as the town's business and community focus.

Council's Code for Heritage Conservation (found in Volume 4 of this planning scheme) and the heritage conservation provisions of Volume 1 of this scheme will apply to development in this Precinct.

**Preferred and Acceptable Uses**

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Mixed Housing Precinct Class.

The following uses may also be considered consistent with the intent and desired character of this Precinct where appropriately sited and designed:

- Art and craft centre
- Bed and breakfast
- Cottage houses
- Courtyard houses
- Group housing
- Restaurant (in an existing building).

**Landscape and Built Form**

New development should contribute to a high standard of residential amenity. Where medium density dwellings are proposed, provision of townhouses, small lot housing, semi-detached dwellings is preferred to apartment buildings in order to maintain the low-rise small scale character of the town.

Buildings should exhibit a residential character and respect the scale and amenity of adjacent existing

development. Development sites should incorporate attractive landscaping which complements the character of the Precinct's established gardens. Any substantial existing trees or areas of garden considered to be of significance to the character of the Precinct should be retained and incorporated within the development. The soft landscaping of the Precinct's streetscapes should be maintained wherever practicable to conserve mature trees in the street reserves. However, footpaths should be provided.

New development should conserve and enhance buildings of heritage and townscape significance. The scale and relatively open pattern of the traditional townscapes is intended to be maintained.

Any redevelopment of existing commercial sites at this node should be undertaken in a manner that reflects the gateway nature of the location and uses sympathetic design themes and elements.

**Preferred Maximum Density**

Site area (m <sup>2</sup> )	Maximum plot ratio	Site area per dwelling for calculating the DUF <sup>1</sup>
All sites	0.6	250

<sup>1</sup>DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

**Maximum building height**

- 2 storeys (but not more than 8.5 metres)

**(3) Woombye North (Precinct Class = Neighbourhood Residential)**

**Intent**

This hilly Precinct comprises a mix of low density residential development, several undeveloped parcels of land, open space areas and some semi-industrial use fronting the Nambour Connection Road to the south of Paynter Creek. Paynter Creek runs east-west through the Precinct. Pockets of mature vegetation remain and the more elevated lands enjoy good views across and out of the Precinct.

Future development is intended to be predominantly for low-density housing purposes. Development should occur in a way which respects the land form, protects the creek, conserves exiting mature vegetation, maintains natural drainage patterns as much as possible, and allows for dwellings to take advantage of views and favourable climatic conditions.

Development should also provide for buffering of dwellings to the Nambour Connection Road and a separation from the adjoining outer suburbs of Nambour to the north.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

#### *Landscape and Built Form*

New development should provide for premises of a low density which contribute to a high standard of residential amenity. Development should be sited and designed to avoid or minimise loss of mature vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

New street trees and landscaping should complement the remnant vegetation. It should assist re-forestation of the hillsides and soften the visual impact of urban development, particularly when viewed from the Village Centre and the town's main approach roads.

Continuation of an open space corridor along Paynter Creek will be sought.

Dwellings should be set well back from the Nambour Connection Road, and they should be sited, designed and landscaped to provide as much buffering as possible from the traffic on that road.

Development along the northern boundary of the Planning Area should provide for areas of open space, a boundary road, larger lots and/or buildings sited and oriented to the south, in order to provide an effective separation from the Nambour urban area.

#### **(4) Woombye South (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct comprises mainly the established residential area of Woombye. Some as yet undeveloped land exists in the southern part of the Precinct for urban expansion. The established housing varies in age and style from localities developed several decades ago to more recent construction. Most of the area contains single dwellings on suburban lots.

New development should provide streets, lots, open spaces and drainage lines that integrate with the established pattern of development. This includes completion of the Junee Park south of Upper Wakefield Street.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class, predominantly Traditional housing on lots with a minimum area of 700 square metres and Hillslope housing.

#### *Landscape and Built Form*

New premises should be of a low density and contribute to a high standard of residential amenity. Development should be sited and designed to avoid or minimise loss of mature vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the terrain.

#### **(5) Tainton's Road (Precinct Class = Neighbourhood Residential)**

##### *Intent*

This Precinct comprises undulating and hilly rural land. It is to remain in rural use until such time as it may be required to accommodate longer term future demand for housing or other appropriate urban uses. The potential of the Precinct for urban development is constrained by its topography.

Land in the Precinct is not intended to be developed for urban purposes until there is a demonstrable need for additional urban lands and adequate infrastructure can be made available.

#### *Preferred and Acceptable Uses*

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class (when infrastructure services are available).

Otherwise, rural uses which maintain or enhance the environmental and landscape values of the Precinct are considered acceptable.

#### *Landscape and Built Form*

When occurring, new development should provide for small-scale premises which contribute to a high standard of residential amenity. New development should be sited and designed to avoid destruction of mature vegetation, erosion and extensive earthworks. Development on steeper slopes should be stepped and preferably of traditional framing construction to minimise its impact on the landform.

New buildings should be designed to take advantage of views and be carefully set in well landscaped grounds. Development should provide attractive tree-lined streets as well as useable public parks.

New planting should complement the remnant vegetation to contribute to some re-forestation of the hillside and reduce the visual impact of urban uses, particularly when viewed from the surrounding countryside.

Pedestrian and cycle access to the nearby State School should be facilitated through the street pattern and pathway system.

