

Sippy Downs – Palmview

Description

The proposed **Sippy Downs - Palmview Local Plan Area (LPA)** is located in the central part of the Sunshine Coast, east of the Bruce Highway and south of the Sunshine Motorway. It comprises the existing and emerging communities of Sippy Downs and Palmview, as well as the Mooloolah River National Park and adjacent conservation areas and the lower Mooloolah River Floodplain, encompassing the northern part of Meridan Plains and wetlands in the western part of Birtinya (collectively known as the Lower Mooloolah River Greenspace). The proposed boundary of the Sippy Downs – Palmview LPA is identified on the **attached map**.

There are significant opportunities for growth and development in this local plan area due to: proximity to the Bruce Highway and Sunshine Motorway, the University of the Sunshine Coast and the Sippy Downs Town Centre. Constraints to further development include flooding associated with the Mooloolah River, the Mooloolah River National Park and adjacent conservation areas, and extractive resource areas.

Role in the Sunshine Coast region

In a region-wide context, the Sippy Downs – Palmview LPA provides:

-  Major employment, retail and services
-  Major infrastructure (University)
-  Suburban living
-  Regional landscape
-  Major greenspace and flood storage (Lower Mooloolah River Greenspace)
-  Major new community / expansion (Palmview)
-  Major habitat and biodiversity

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

Draft vision statement

The Sippy Downs – Palmview Local Plan Area is a diverse area comprising established and newer communities focussed around the University of the Sunshine Coast, as well as large tracts of rural and natural greenspace surrounding the Mooloolah River.

The Sippy Downs Town Centre has developed into a thriving, mixed-use University Town. Its vibrant, active, and leafy streets accommodate a wide range of centre activities along with concentrations of residential apartments and accommodation. The town centre connects strongly with the nearby University campus, with clear physical, visual and functional linkages.

A regionally significant innovation precinct is developing, encompassing the University of the Sunshine Coast and the Sippy Downs Business and Technology Precinct. The University provides a focus on tertiary education, training and research activities, whilst the adjacent Business and Technology Precinct provides a focus for science and technology related business and industries.

To the south and west of the Town Centre and University, established low density suburban communities including Chancellor Park and Bellflower estates remain largely unchanged.

The master planned community of Palmview is fully developed and provides a high-quality, subtropical, outdoor lifestyle with a diversity of housing choices in well connected, walkable and thoughtfully designed neighbourhoods, supported by smaller scale centres. Residents benefit from convenient connections to the Sippy Downs Town Centre and University, and further to the coastal corridor.

The large areas of greenspace which surround and frame the lower Mooloolah River and floodplain are protected for their ecological, cultural, landscape, flood management, recreation and natural economic resource values.



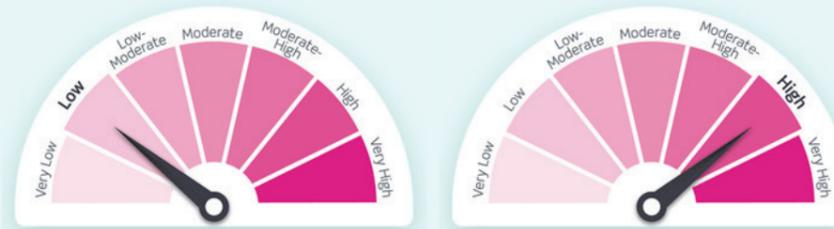
Proposed Planning Directions

The following are proposed planning directions for Sippy Downs - Palmview Local Plan Area for the new planning scheme:

- Continue to develop the Palmview master planned community in accordance with the Palmview Structure Plan, and incorporate any changes arising from the Infrastructure Agreement negotiations (**Map Ref. 1**)
- Review provisions relating to Sippy Downs Town Centre to streamline requirements (**Map Ref. 2**)
- Maintain the Sippy Downs Business and Technology Precinct and continue to leverage opportunities associated with the University. Further promote through inclusion within a new Innovation Zone. (**Map Ref 3**)
- Retain existing suburban areas of Chancellor Park and Bellflower estates with minimal change
- Maintain large urban minimum lot sizes in Sippy Downs (outside of Palmview Structure Plan area)
- Include new provisions outlining specific land use intent for the Lower Mooloolah River Greenspace (**Map Ref. 4**)
- Protect environmental values and water quality in and around the Mooloolah River

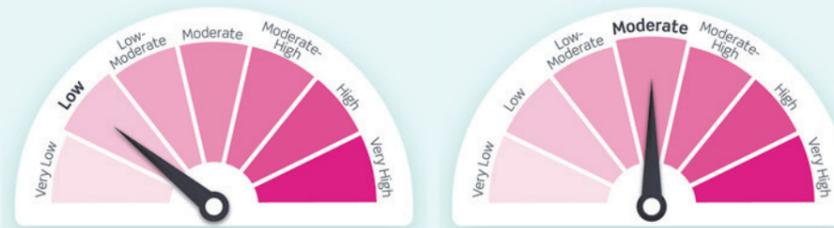
The **attached map** identifies a location reference for some of the proposed planning directions. Not all proposed planning directions are mapped.

Level of change proposed (Palmview Structure Plan Area)



From existing Planning Scheme From current on-ground situation

Level of change proposed – Remainder of LPA



From existing Planning Scheme From current on-ground situation

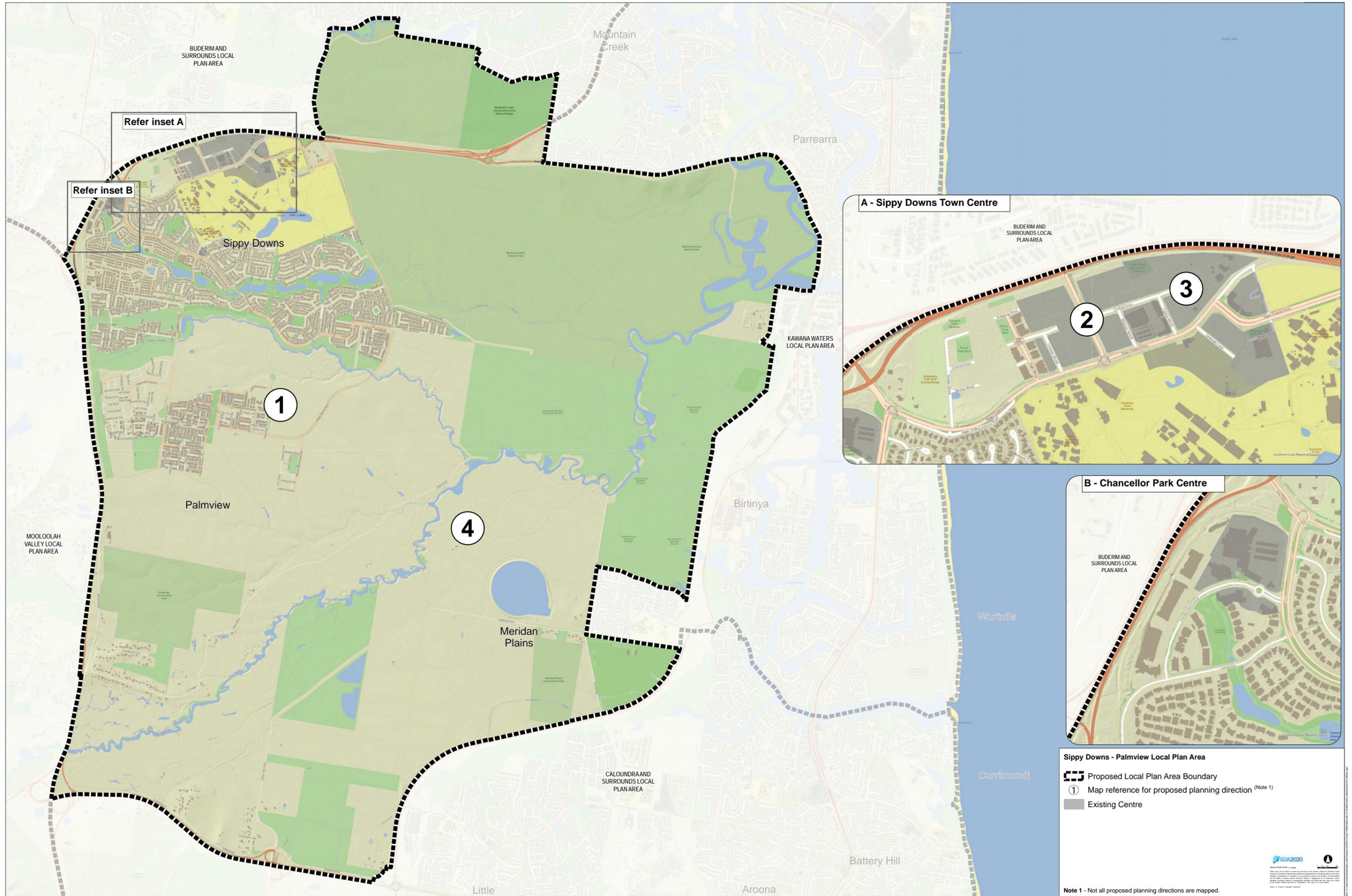


Tell us what you think

- 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





Refer inset A

Refer inset B

A - Sippy Downs Town Centre

2

3

1

4

B - Chancellor Park Centre

- Sippy Downs - Palmview Local Plan Area**
- Proposed Local Plan Area Boundary
 - Map reference for proposed planning direction (Note 1)
 - Existing Centre

Note 1 - Not all proposed planning directions are mapped.

