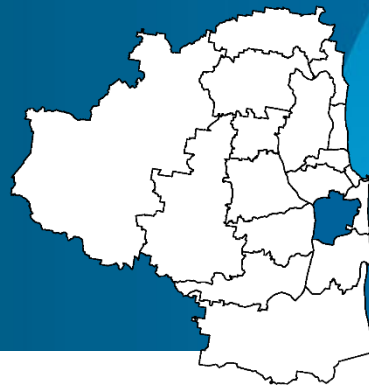


Proposed Sunshine Coast Planning Scheme

Sippy Downs - Palmview Local Plan

Information Sheet



Location and setting

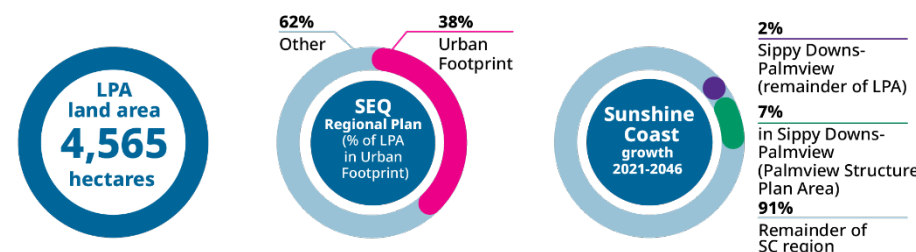
The proposed **Sippy Downs - Palmview Local Plan Area (LPA)** is located in the central part of the Sunshine Coast, east of the Bruce Highway and south of the Sunshine Motorway. It comprises the existing and emerging communities of Sippy Downs and Palmview, as well as the Mooloolah River National Park 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 can be viewed in [ePlan](#).

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.

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.

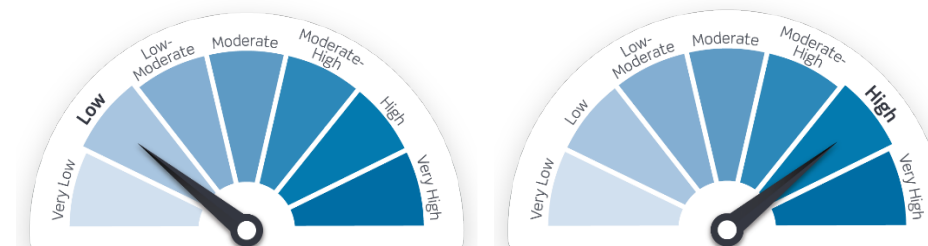


Explainer: The projected growth percentages depicted in this infographic are estimates of the percentage of total population growth for the region (from 2021-2046) that could potentially be accommodated in the LPA, based on the proposed planning scheme zones and height limits. These infographics are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

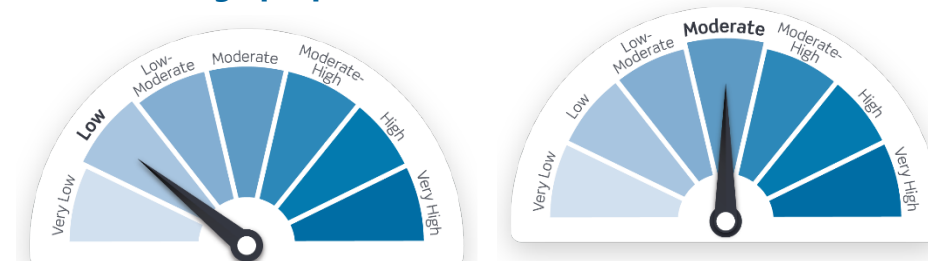
Level of change proposed - Palmview Structure Plan Area



From current Planning Scheme

From existing (on-ground) situation

Level of change proposed - remainder of LPA



Changes between the current and proposed planning schemes for the Sippy Downs - Palmview LPA include:

Land use

- No zoning changes proposed for most properties.
- New Innovation Zone proposed to apply to the Sippy Downs Business and Technology Sub-Precinct and University of the Sunshine Coast.
- Service centre and former State Government land at the eastern end of Sippy Downs Drive proposed to be changed from Community Facilities Zone to Specialised Centre Zone to better reflect existing and intended development outcomes.

- Additional land included in the Environmental Management and Conservation Zone at Kawana Forest Environment Reserve, Mooloolah River surrounds and Palmview (Council owned land).
- Kawana Sports Precinct Western Fields included in the Sport and Recreation Zone.
- Additional land included in the Environmental Management and Conservation Zone and Open Space Zone in the Sippy Downs Town Centre (Council owned/controlled land).

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. For further information, refer to the relevant [Zone Information Sheets](#).



Building height limits

- Building height limits generally proposed to be maintained.

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

- Local Plan Precinct and Sub-precincts for the Sippy Downs Town Centre proposed to be retained.
- Proposed provisions for Sippy Downs Town Centre rationalised and simplified.
- Changes and updates proposed to the Sippy Downs Town Centre road network.
- Existing Structure Plan for the Palmview Declared Master Plan Area transitioned into proposed planning scheme.
- New Local Plan Precinct proposed for the Lower Mooloolah River Greenspace. This precinct is also proposed to include a sub-precinct for the Meridan Plains Extractive Resource Area.

Proposed vision

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

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 mainly associated with the lower Mooloolah River floodplain.

The Sippy Downs Town Centre has developed into a thriving, mixed-use University Town. Its vibrant, active, and shaded 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 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, Bruce Highway and further to the coastal corridor.

The large areas of greenspace which surround and frame the lower Mooloolah River floodplain are protected for their ecological, cultural, landscape, flood management, recreation and natural economic resource values. The Honey Farm Sport and Recreation Precinct is a key feature of this area, providing a highly functional, regional-level multi-sport facility.

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 greenpace and flood storage (Lower Mooloolah River Greenspace)
-  Major new community / expansion (Palmview)
-  Major habitat and biodiversity

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

Get to know the detail

The proposed Sippy Downs - Palmview 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.

