

Background

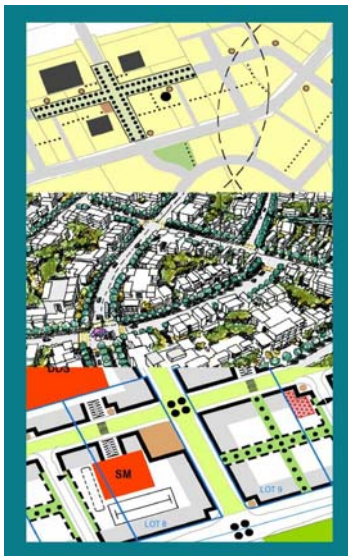
On 4 December 2008, the Sunshine Coast Regional Council adopted *Maroochy Plan 2000 Amendment No. 13. – Sippy Downs Town Centre Master Plan* and new *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*. Together, the amendment and new policy will implement Council's revised Sippy Downs Town Centre Master Plan within Maroochy Plan 2000.

Sippy Downs Town Centre Master Plan

The Sippy Downs Town Centre Master Plan was originally completed in 2000, however a number of events occurred which resulted in the need to review the Master Plan.

The Master Plan underwent comprehensive review during 2006, responding to a number of key issues. The Master Plan review included:

1. Detailed retail and commercial floor space analysis;
2. Review of road network to incorporate the Claymore / Dixon Road interchange;
3. Review of land use precincts and preferred uses for each;
4. Built form analysis and review;
5. Review and further development of the town centre open space network;
6. Preparation of an Integrated Water Management Strategy; and
7. Preparation of a Town Centre Landscape Master Plan.



Vision for Sippy Downs Town Centre

The adopted amendment retains focus on the vision for the Sippy Downs Town Centre. As currently expressed in Maroochy Plan 2000, the vision is that there is:

...a discrete, significant, vibrant and sustainable township at Sippy Downs, focusing on and enhancing the University of the Sunshine Coast, and resulting in a richer and more diverse quality of life for the university, the Sippy Downs community and the Sunshine Coast.

Purpose and Effect

The adopted amendment and new planning scheme policy will have effect on and from Monday 9 February 2009. The amendment and new planning scheme policy apply to land within the Sippy Downs Town Centre Core and Town Centre Frame Precincts, as defined by Maroochy Plan 2000. The following sections provide further information on the amendment and new planning scheme policy.

Volume 1 – Revised Levels of Assessment

Changes to Volume 1 primarily relate to 'Table 4.5, Supplementary Table of Development Assessment for Material Change of Use in Centre Precincts'. The changes:

1. Identify more uses as code assessable for the Sippy Downs Town Centre Core and Frame Precincts;
2. Remove previous triggers from code assessment to impact assessment where such matters are now addressed by provisions of Code 7.3 (i.e. building height); and
3. Introduce new subsections for each of the Town Centre Frame sub-Precincts.

Volume 2 – Minor Changes

Minor changes have been made to 'Section 4 – Retail and Commerce' relating to the role of Sippy Downs as a Major Activity Centre.

Volume 3 – Revised Planning Area and Precinct Provisions

Changes to Planning Area 3 – Sippy Downs:

1. Update sections '3.3.1 Location and Role', '3.3.2 Vision Statement' and '3.3.3 Key Character Elements' to clarify the role of Sippy Downs as a Major Activity Centre;
2. Update section '3.3.2 Statements of Desired Precinct Character' for Precinct 1 – Sippy Downs Central and Precinct 2 – Sippy Downs Mixed Use;
3. Update Map No. 3.3, Planning Area No. 3 – Sippy Downs and Figures 3-3.3.3(b) and 3-3.3.3(c) to reflect the new Precinct and sub-Precinct boundaries.

Volume 4 – New Code 7.3 – Code for Development in the Sippy Downs Town Centre

The changes to Volume 4 replace the existing Code 7.3. The new code contains a comprehensive 'Purpose' statement which identifies the 'Overall Outcomes' for development in the Sippy Downs Town Centre.

The new code also contains a 'Definitions' section, which defines new terms that relate only to the Sippy Downs Town Centre and Code 7.3. The new code contains a number of 'Elements' which relate to specific aspects of development within the Town Centre. The elements are identified as follows:

1. Town Centre Precincts
2. Land Uses and Locations
3. Connectivity and Movement
4. Scale Form and Intensity of Development
5. Public Open Space
6. Landscape
7. Integrated Water Management
8. Environmental Sustainability
9. Acoustic Environment Amenity
10. Telecommunications Infrastructure

The code also contains 6 figures that assist in identifying spatial aspects of a number of provisions. The code should be read in conjunction with new *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*.

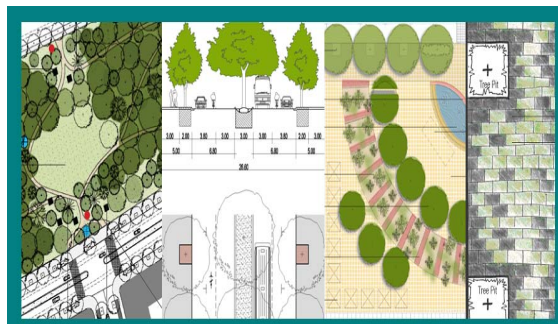


New Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre

The new Planning Scheme Policy No. 11 provides guidance on particular requirements of each 'Element' of Code 7.3. In particular the purpose of the policy is to:

1. Identify methods of compliance with the provisions of Code 7.3, Code for Development in the Sippy Downs Town Centre;

2. Provide guidance on Council's policy intent in relation to development in the Sippy Downs Town Centre;
3. Identify information that Council may request to allow a development application to be properly assessed; and
4. Assist the assessment of development applications by Council.



Obtaining a Copy

Council's Maroochy Plan 2000 website has been updated to include the amendment and new Planning Scheme Policy. For hard copies of the Maroochy Plan 2000, a package of the replacement pages (amendment and policy) can be purchased directly from Council's Customer Service Centres at Nambour, Maroochydore, Caloundra and Tewantin for a cost of \$27.00.

The amendment package can also be obtained via Council's Maroochy Plan 2000 Subscription Service for a cost of \$30.00 (including postage and handling). An order form can be obtained from Council's Maroochy Plan 2000 website.

Further Information

Further information can be obtained by:

- Telephoning Council's Customer Service Centre on 1300 00 72 72 (Sunshine Coast) or (07) 5475 8501 (outside Sunshine Coast and mobile phones); or by
- Visiting Council's Customer Service Centres located at 1 Omrah Avenue, Caloundra, 130-134 Currie Street, Nambour, 11-13 Ocean Street, Maroochydore or 9 Pelican Street, Tewantin.

