



Sippy Downs

Street tree strategy

Description of area and land use

The plan area of Sippy Downs is comprised of the suburbs of Sippy Downs, Chancellor Park and a collection of streets occurring in the localities of Tanawha and Buderim, on the south side of Buderim Mountain. Totalling 775 hectares in land area, a dense urban residential landscape including retirement living as well as both established and new residential estates exists to the south. The landscape to the north also contains higher density living yet provides more of a forest feel with patches of bushland remaining which buffer the residential landscape.

A shopping precinct that services the wider district is located north-east of the plan area and the Sunshine Coast's education and learning precinct incorporating the University of the Sunshine Coast, Chancellor Park Primary School, Chancellor State College, Sienna Catholic School (primary) and Sienna Catholic College (secondary), dominates the centre of the plan area. Zoned as a Major Activity Centre, a town centre with a 'town in a bush' landscape theme, is being developed north of the university.

Trees and landscape character

Clay soils reflect the precinct's Maroochy River floodplain setting. The plan area is bordered by the distinct wallum woodland of Mooloolah National Park, where low heathland vegetation is interspersed with scribbly gums. Natural vegetation communities include scribbly gum woodland to open forest, tall open forest dominated by flooded gum and open forest dominated by pink bloodwood and ironbark. Wetter areas were covered in vegetated swamp and *Melaleuca* forest.

The natural woodland character prevails in the area's educational and learning hub with fragments of natural bushland making a significant landscape impression. Cultivated trees are mostly respectful of the natural landscape character especially around the university precinct where the tree canopy is comprised of brush box, swamp box, paperbark and turpentine.

The southern section of the plan area is dominated by a network of lakes that form the Chancellor Lakes system. Fig trees form strong landmarks in the area's major roundabouts. Character species growing in the town centre of Chancellor Park include tulipwood, white oak and yellow flame trees.

Canopy cover

Canopy statistics generated for the plan area report canopy cover to be well below average for the Sunshine Coast region with 28% of all lands exhibiting vegetation cover and only 20% of road reserve spaces. While the dense residential landscape is accurately depicted in the plan area's *Foliage and Canopy Cover* map, it should be noted that these statistics do not accurately reflect street tree occupancy rates, with many juvenile and semi-mature street trees plantings evident in recently developed areas of the locality.

Major opportunities and constraints

Numerous opportunities to increase user comfort along pedestrian and cycling networks through the addition of street trees for shading exist. With both school children and retirees using pathways extensively in this plan area, planting new street trees in 'shade hungry' locations will be critical to the ongoing use of active transport networks and the locality's future liveability. This is especially the case in the medium density development zone around the university where constraints to street tree establishment including wide footpaths and narrow verges, relaxed building setbacks, lighting, car parking and public transport infrastructure, will significantly increase in the area over time.

Established residential streets where street tree vacancies are high (as opposed to newer residential estates where occupancy is generally high but trees are still young) offer the best opportunity for *Adopt A Street Tree Programs*.

The low-lying land is relatively exposed and this as well as heavy clay soils in many locations are considered the major constraints to street tree planting in the locality. Acid sulphate soils while not a direct threat, may impact street trees if disturbed.

Street tree planting strategies

Sunshine Coast native tree species form the primary street tree planting palette for the plan area.

The shopping precinct of Chancellor Park provides for a more diverse and colourful palette of street trees.

Street trees complement the 'town in a bush' vision for the Sippy Downs Town Centre.

Natural character is reinforced in streets adjacent to natural areas (east and north of the plan area).

Street tree planting to entryways and within avenues leading to schools and the university precinct contribute to the cosmopolitan and vibrant nature of the learning hub. While opportunities for a greater emphasis on mixed species plantings are explored in the future, existing formal avenues of trees are reinforced with extension and infill planting.

Shade tree plantings at close centres increase the comfort of footpaths and cycleways for users in areas of high activity.

Adopt A Street Tree Programs seek to establish new trees in the area's older residential streets where canopy cover and street tree occupancy is low.

Street tree planting aligns with the *Sippy Downs Town Centre Master Plan* (September 2006) and the *Forest Park West Master Plan* (September 2010).

Street tree palettes

Signature trees

Avenue trees/major thoroughfares

Corymbia tessellaris (Moreton Bay ash)
Flindersia australis (Crow's ash)
Flindersia schottiana (cudgerree)
Lophostemon confertus (brush box)
Lophostemon suaveolens (swamp box)
Melaleuca quinquenervia (broad-leaved paperbark)
Melaleuca viridiflora (broad-leaved paperbark)
Syncarpia glomulifera (turpentine)
Waterhousia floribunda (syn. *Syzygium floribundum*) (weeping lilly pilly)

Feature trees (Chancellor Park)

Elaeocarpus obovatus (hard quandong)
Ficus macrophylla (Moreton Bay fig)
Ficus obliqua (small-leaved fig)
Flindersia bennettiana (Bennett's ash)
Flindersia schottiana (cudgerree)
Harpullia pendula (tulipwood)
Magnolia grandiflora (bull magnolia)
Peltophorum pterocarpum (yellow flame tree)
See also *Locally native species for natural character features* palette for use where appropriate.

Trees for accent and highlights

Brachychiton acerifolius (Illawarra flame tree)
Brachychiton rupestris (bottle tree)
Livistona australis (fan palm)
Livistona decora (ribbon fan palm)
Magnolia 'Little Gem' (little gem magnolia)

Trees for local streets

*Alectryon subdentatus** (hard alectryon) (trial locations)
*Alphitonia petriei** (white ash) (trial locations)
Backhousia leptopetala (brown myrtle)
Buckinghamia celcissima (ivory curl)
Cupaniopsis anacardioides (tuckeroo)
*Diospyros pentamera** (persimmon) (trial locations)
Elaeocarpus obovatus (hard quandong)
*Ellatostachys xylocarpa** (white tamarind) (trial locations)
Harpullia pendula (tulipwood)
Melaleuca (syn. *Callistemon*) *viminalis* 'Wild fire' (weeping crimson bottle brush)
Melaleuca viridiflora (broad-leaved tea tree)
Melaleuca quinquenervia (paperbark) (where space permits)
Petalostigma triloculare (long-leaved bitter bush)
Syzygium (syn. *Acmena*) *hemilampra* (blue satinash) (broad leaf form)
Tristaniopsis laurina 'Luscious' (water gum)
Xanthostemon chrysanthus (golden penda)

Locally native species for natural character features

Woodland / open forest

Allocasuarina littoralis (black sheoak)
Angophora woodsiana (smudgy leaved apple)
Casuarina glauca (swamp sheoak)
Corymbia gummifera (red bloodwood)
Corymbia intermedia (pink bloodwood)
Corymbia tessellaris (Moreton Bay ash)
Eucalyptus bancroftii (tumbledown gum)
Eucalyptus creba (narrow-leaved ironbark)
Eucalyptus grandis (flooded gum)
Eucalyptus microcorys (tallowwood)
Eucalyptus pilularis (blackbutt)
Eucalyptus racemosa (scribbly gum)
Eucalyptus resinifera (red mahogany)
Eucalyptus robusta (swamp gum)
Eucalyptus siderophloia (grey ironbark)
Eucalyptus tereticornis (blue gum/forest red gum)
Eucalyptus tindaliae (Tindale's stringybark)
Lophostemon confertus (brush box)
Lophostemon suaveolens (swamp box)
Melaleuca quinquenervia (broad-leaved paperbark)
Syncarpia glomulifera (turpentine)

Street tree palettes are also appropriate for use in the locality of Palmview.

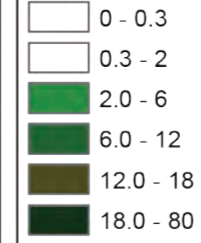
Foliage and Shade Cover

Sippy Downs Local Plan Area

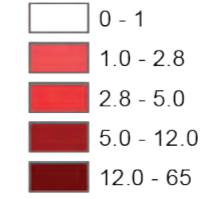


Legend

Vegetation Height (m)



Building Height (m)



Canopy Shade

Water Bodies

Local Plan Area Boundary



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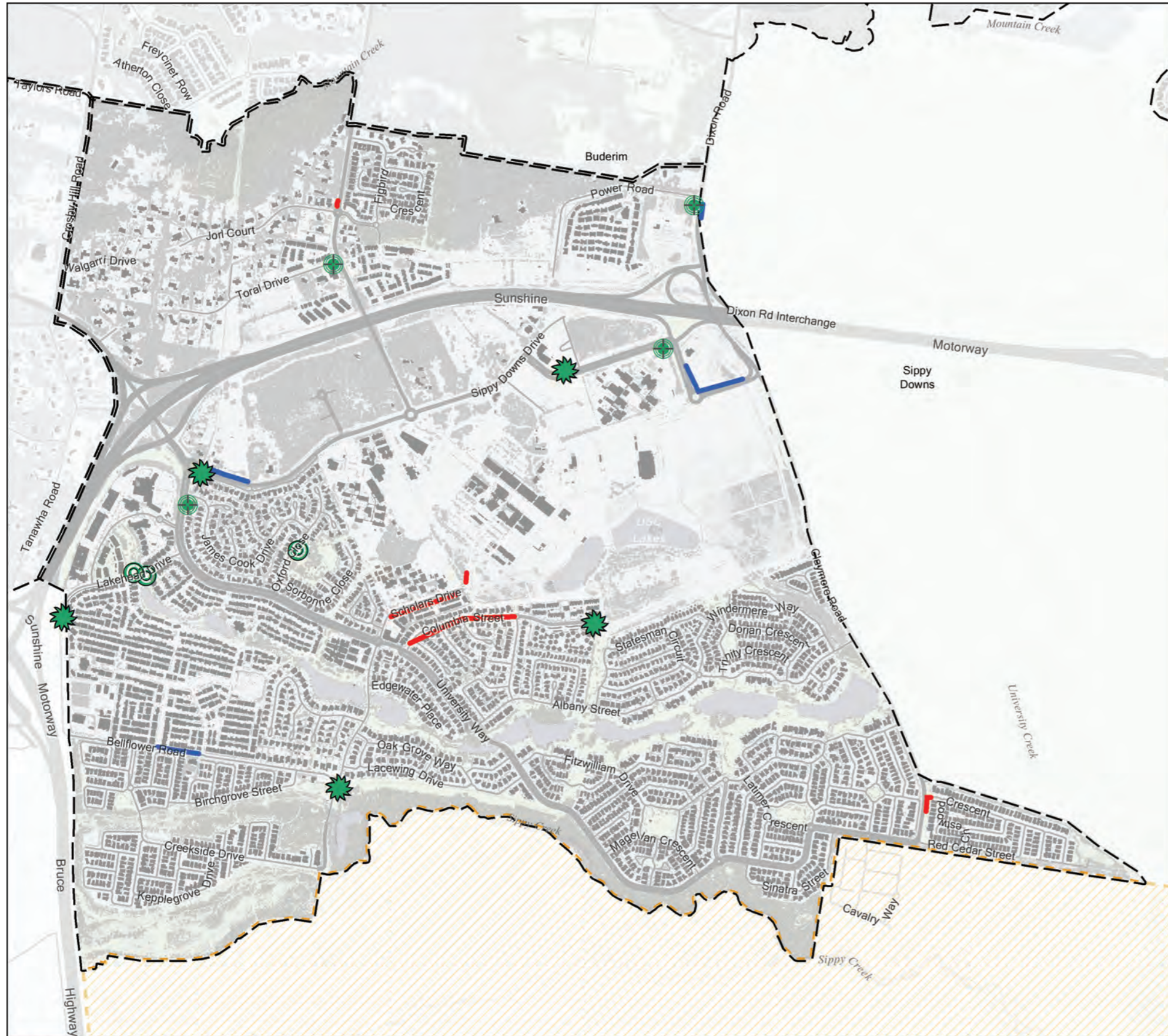
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Priority Planting Plan

Sippy Downs Local Plan Area



Legend

Priority planting locations

Nodes and Parkland perimeters

- Esplanade no view
- Park perimeter planting
- Space for group planting
- Space for single compact tree
- Space for single large canopy tree
- Vegetative screen or buffer

Priority planting locations

Major thoroughfares and Walkable routes

- Road verge - Key pedestrian route
- Road verge - Local access or residential street
- Road verge - Major thoroughfare
- Local Plan Area boundary
- Priority Development Area (Maroochydore City Centre)
- Priority Development Area (Caloundra South)
- Declared Master Planned Areas (Maroochydore & Palmview)



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