

Explanatory Statement

Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5 - Planning Scheme Policy for the Palmview Structure Plan

1 April 2016



1. Short title

The amendment instrument to which this explanatory statement relates is the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5* relating to the Palmview Structure Plan, Planning Scheme Policy for Palmview Structure Plan and Consequential Amendments.

This explanatory statement applies to that part of the planning scheme amendment relating to the Planning Scheme Policy for Palmview Structure Plan.

Details of the amendments relating to the Palmview Structure Plan and Consequential Amendments are outlined in a separate Explanatory Memorandum for the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5*.

2. Type of local planning instrument

The amendment to the *Planning Scheme Policy for Palmview Structure Plan* constitutes a 'major amendment' in accordance with Section 3.2.3 of *Statutory guideline 04/14: Making and amending local planning instruments*.

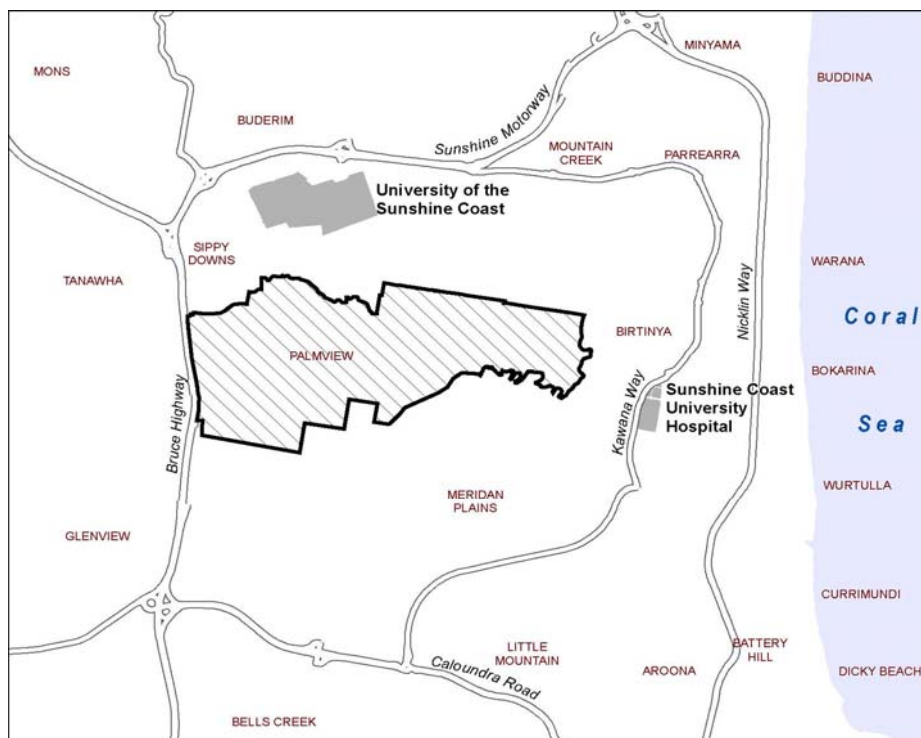
3. Entity making the Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5

The entity making the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5* is the Sunshine Coast Regional Council.

4. Land affected by the Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5

The *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5* generally applies to that part of the planning scheme area indicated in **Map 1** below and referred to as the Palmview Master Planned Area.

Map 1. Palmview Master Planned Area



The Planning Scheme Policy for Palmview Structure Plan:

- states the standards identified in the Palmview Structure Plan area;
- provides guidelines and advice about satisfying assessment criteria in the Palmview Structure Plan; and
- states the additional information which the council may request in respect of a development application.

5. Purpose and Details of the Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5

The purpose and details of the *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5* relating to the Planning Scheme Policy for Palmview Structure Plan is to:

- (a) change the Palmview Structure Plan and its standards of provision for infrastructure to ensure consistency with the *Sunshine Coast Planning Scheme 2014*;
- (b) remove the water and sewer desired standards of service in accordance with Unitywater's requirements; and
- (c) remove the requirements for the preparation of the Energy Management Plan, Sustainable Transport Plan and Affordable Living Plan in accordance with changes to the Palmview Structure Plan.

6. Compliance with the Sustainable Planning Act 2009

The *Sunshine Coast Planning Scheme 2014* complies with the purpose and key elements of the *Sustainable Planning Act 2009*. In particular the *Sunshine Coast Planning Scheme 2014* appropriately reflects the standard planning scheme provisions in version 3.0 of the Queensland Planning Provisions and coordinates and integrates State and regional matters through compliance with State planning instruments. The *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5* does not affect this compliance.

The *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5* has been prepared in accordance with:

- (a) Part 5 (Making, amending or repealing local planning instruments) of the *Sustainable Planning Act 2009*; and
- (b) *Statutory guideline 04/14: Making and amending local planning instruments*.

7. Compliance with State planning instruments

At the time of the gazettal of the *Sunshine Coast Planning Scheme 2014* in May 2014, the Minister identified that the *South East Queensland Regional Plan 2009-2031* and the *State Planning Policy* were appropriately reflected in the planning scheme. The *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5* does not affect the planning scheme's compliance with State planning instruments.

8. Consultation with government agencies

No consultation with the State is required for a planning scheme policy in accordance with section 3.3 of the *Statutory guideline 04/14: Making and amending local planning instruments*.

A copy of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)* which included the Planning Scheme Policy for Palmview Structure Plan was provided to the Department of Local Government, Infrastructure and Planning on 25 November 2015 for its information. The Department was advised that the proposed amendments to the Planning Scheme Policy for Palmview Structure Plan would be publicly notified with the proposed amendments to the Palmview Structure Plan and consequential planning scheme amendments.

9. Public consultation

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)*, including the Planning Scheme Policy for Palmview Structure Plan was placed on public notification from **14 September 2015 to 26 October 2015**.

No submissions were received in relation to the proposed amendments to the Planning Scheme Policy for Palmview Structure Plan and no consequential changes were required as a result of changes to the proposed amendments to the Palmview Structure Plan. The public notification version of the Planning Scheme Policy for Palmview Structure Plan is the version adopted by Council.