

Explanatory Statement

Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan Planning Scheme Policy)

27 November 2015



1. Short title

The amendment instrument to which this explanatory statement relates is the *Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan Planning Scheme Policy)*.

2. Type of local planning instrument

The proposed amendment to the *Palmview Structure Plan Planning Scheme Policy* 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 - Palmview Structure Plan Planning Scheme Policy)

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan Planning Scheme Policy)* is the Sunshine Coast Regional Council.

4. Land affected by the Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan Planning Scheme Policy)

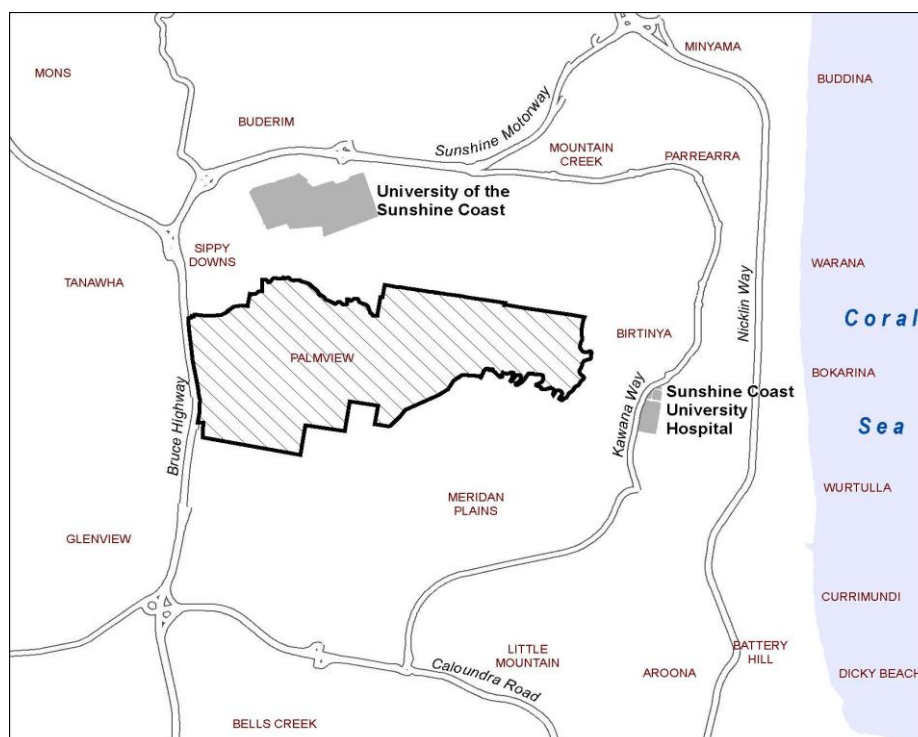
The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan Planning Scheme Policy)* applies to the Palmview Master Planned Area only.

The Palmview Structure Plan Planning Scheme Policy:

- 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.

The location of Palmview Master Planned Area is identified in **Map 1** below.

Map 1. Palmview Master Planned Area



5. Purpose of the Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan Planning Scheme Policy)

The purpose of the proposed *Sunshine Coast Planning Scheme 2014* (Major Amendment - Palmview Structure Plan Planning Scheme Policy) 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 proposed *Sunshine Coast Planning Scheme 2014* (Major Amendment -Palmview Structure Plan Planning Scheme Policy) does not affect this compliance.

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

9. Public consultation

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

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