

Amendment Instrument

Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5 - Palmview Structure Plan, Planning Scheme Policy for Palmview Structure Plan and Consequential Amendments

**Made under the *Sustainable Planning Act 2009*, section 117
(Process for preparing, making or amending local planning
instruments)**

This amendment has effect on and from 1 April 2016.



1. Short title

This amendment instrument may be cited as *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. 5*.

2. Commencement

This amendment instrument has effect on and from 1 April 2016.

3. Purpose

The purpose of this amendment instrument is to amend the following components of the *Sunshine Coast Planning Scheme 2014*:

- (a) the Palmview Structure Plan including the Palmview Structure Plan Maps, to:
 - (i) reflect revised land use locations, densities and road layouts;
 - (ii) remove references to the “Greenlink” (north-south and east-west public and active transport) corridors;
 - (iii) to ensure the capacity of infrastructure in residential areas surrounding non-residential uses such as schools is adequate;
 - (iv) remove provisions relating to the Housing Affordability Fund agreement which has now lapsed;
 - (v) relocate and rename the former “Local Industry and Enterprise Area” to the “Local Employment Area”;
 - (vi) amend the ecological protection and rehabilitation target from 615 hectares to 483.4 hectares which removes the requirement to provide land external to the Palmview Structure Plan Area but protects all the land within the Palmview Structure Plan Area that is protected under the current Palmview Structure Plan;
 - (vii) remove the specific target of 12.5% of housing to be affordable, but retain the requirement for affordable housing to be provided;
 - (viii) increase the GFA for the District Activity Centre from 12,000m² to 15,000m² commensurate with the removal of two of the four Local Activity Centres;
 - (ix) remove the requirement for vertical integration of residential and non-residential uses in the District Activity Centre;
 - (x) achieve consistency with the requirements of the *Sunshine Coast Planning Scheme 2014* for roads, public transport, bicycle, pedestrian and open space infrastructure;
 - (xi) remove the water and sewerage infrastructure requirements in accordance with Unitywater’s direction;
 - (xii) amend the energy infrastructure network provisions in accordance with the electricity infrastructure entity’s requirements;
 - (xiii) remove telecommunications infrastructure requirements as they are addressed through the provisions of the *Sunshine Coast Planning Scheme 2014*;
 - (xiv) protect operations of existing lawful uses from being compromised by the encroachment of sensitive land uses; and
 - (xv) implement mapping amendments to reflect the above changes;
- (b) the Planning Scheme Policy for Palmview Structure Plan, to:
 - (i) reflect changes made to the Palmview Structure Plan and standards of provision for infrastructure to ensure consistency with the *Sunshine Coast Planning Scheme 2014*;

- (ii) remove the water and sewer desired standards of service in accordance with Unitywater's requirements;
 - (iii) 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; and
- (c) other planning scheme provisions including maps, to make any consequential planning scheme amendments to reflect changes made to the Palmview Structure Plan and Planning Scheme Policy for Palmview Structure Plan.

4. Amendment table

This amendment instrument amends the component of the *Sunshine Coast Planning Scheme 2014* in Table 1, Column 1, in respect of the provisions stated in Table 1, Column 2, in the manner stated in Table 1, Column 3.

Table 1 Amendment table – Sunshine Coast Planning Scheme 2014

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Amendments to the Palmview Structure Plan		
Part 10 (Other Plans)	Section 10.3 (Palmview Structure Plan)	<i>Amend</i> as shown in Appendix A
Amendments to the Palmview Structure Plan Maps		
Schedule 2 (Other Plans Maps)	Other Plans Map OPM P1 (Palmview Master Planned Area and Sub-regional Context)	<i>Omit, insert</i> OPM P1 as included in Appendix B
	Other Plans Map OPM P2(a) (Palmview Master Planned Area Flood Prone Land)	<i>Omit, insert</i> OPM P2(a) as included in Appendix B
	Other Plans Map OPM P2(b) (Palmview Master Planned Area Ecologically Important Areas)	<i>Omit, insert</i> OPM P2(b) as included in Appendix B
	Other Plans Map OPM P3 (Palmview Master Planned Area Land Use Structure)	<i>Omit, insert</i> OPM P3 as included in Appendix B
	Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements)	<i>Omit, insert</i> OPM P4 as included in Appendix B
	Other Plans Map OPM P5 (Palmview Master Planned Area Development Entitlements)	<i>Omit, insert</i> OPM P5 as included in Appendix B
	Other Plans Map OPM P6 (Palmview Master Planned Area Precincts and Sub-precincts)	<i>Omit, insert</i> OPM P6 as included in Appendix B
	Other Plans Map OPM P7 (Palmview Master Planned Area Development and Transport Infrastructure)	<i>Omit, insert</i> OPM P7 as included in Appendix B

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Network Sequencing)	
	Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)	<i>Omit, insert</i> OPM P8 as included in Appendix B
	Other Plans Maps OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network)	<i>Omit, insert</i> OPM P9 as included in Appendix B
	Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)	<i>Omit, insert</i> OPM P10 as included in Appendix B
	Other Plans Map OPM P11 (Palmview Master Planned Area Water Supply Infrastructure Network)	<i>Omit.</i>
	Other Plans Map OPM P12 (Palmview Master Planned Area Sewer Infrastructure Network)	<i>Omit.</i>
	Other Plans Map OPM P13 (Palmview Master Planned Area Urban Open Space Infrastructure Network)	<i>Omit, insert, renumbered</i> OPM P11 as included in Appendix B
	Other Plans Map OPM P14 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)	<i>Omit, insert, renumbered</i> OPM P12 as included in Appendix B
	Other Plans Map OPM P15 (Palmview Master Planned Area Community Facilities Infrastructure Network)	<i>Omit, insert, renumbered</i> OPM P13 as included in Appendix B
	Other Plans Map OPM P16 (Palmview Master Planned Area Electricity Infrastructure Network)	<i>Omit, insert, renumbered</i> OPM P14 as included in Appendix B
	Other Plans Map OPM P17 (Palmview Master Planned Area Telecommunications Infrastructure Network)	<i>Omit.</i>
Consequential text amendments to the Sunshine Coast Planning Scheme 2014		
Part 3 (Strategic Framework), Section 3.5	Section 3.5.1(f) (Transport Strategic Outcomes)	<i>Amend</i> as shown in Appendix C
Part 3 (Strategic Framework), Section 3.5.5 (Element 4 – Public transport network)	Section 3.5.5.1(b) (Public Transport Network Specific Outcomes)	<i>Amend</i> as shown in Appendix C
Part 7 (Local plans), Section	Section 7.2.14.2 (Context and	<i>Amend</i> as shown in Appendix C

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
7.2.14 (Kawana Waters local plan code)	Setting)	
	Section 7.2.14.3 (2) (r) (Purpose and overall outcomes)	<i>Amend</i> as shown in Appendix C
	Table 7.2.14.4.1 (Criteria for assessable development)	<i>Amend</i> as shown in Appendix C
	Figure 7.2.14A (Kawana Waters Local Plan Elements)	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”, Amended Figure 7.2.14A included in Appendix C
Part 7 (Local plans), Section 7.2.25 (Sippy Downs local plan code)	7.2.25.2 (Context and setting)	<i>Amend</i> as shown in Appendix C
	7.2.25.3 (2) (q) (Purpose and overall outcomes)	<i>Amend</i> as shown in Appendix C
	Table 7.2.25.4.1 (Criteria for assessable development in the Sippy Downs local plan area generally)	<i>Amend</i> as shown in Appendix C
	Figure 7.2.25A (Sippy Downs Local Plan Elements)	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”, Amended Figure 7.2.25A included in Appendix C .
Part 9 (Development codes)	Figure 9.4.8A (2031 Functional Transport Hierarchy)	<i>Omit, insert</i> Figure 9.4.8A as included in Appendix C
	Figure 9.4.8B(i) (2031 Strategic Network of Pedestrian and Cycle Links (Pathways))	<i>Omit, insert</i> Figure 9.4.8B(i) as included in Appendix C
	Figure 9.4.8B(ii) (2031 Strategic Network of Pedestrian and Cycle Links (On Road Cycleways))	<i>Omit, insert</i> Figure 9.4.8B(ii) as included in Appendix C
	Figure 9.4.8C (2031 Strategic Network of Public Transport Links)	<i>Omit, insert</i> Figure 9.4.8C as included in Appendix C
Consequential mapping amendments to the Sunshine Coast Planning Scheme 2014		
Part 3 (Strategic Framework) Schedule 2 (Mapping)	Strategic Framework Map SFM1 (Land Use Elements)	<i>Omit, insert</i> SFM1 as included in Appendix D
	Strategic Framework Map SFM2 (Economic Development Elements)	<i>Omit, insert</i> SFM2 as included in Appendix D
	Strategic Framework Map SFM3 (Transport Elements)	<i>Omit, insert</i> SFM3 as included in Appendix D
Schedule 2 (Mapping)	Regional Infrastructure	<i>Omit, insert</i> OVM30K as included

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Overlay Map OVM30K	in Appendix D
	Regional Infrastructure Overlay Map OVM35K (Kawana Waters Local Plan Area)	<i>Omit, insert OVM35K as included in Appendix D</i>
	Regional Infrastructure Overlay Map OVM43K	<i>Omit, insert OVM43K as included in Appendix D</i>
	Regional Infrastructure Overlay Map OVM44K (Caloundra West Local Plan Area)	<i>Omit, insert OVM44K as included in Appendix D</i>
Amendments to the Planning Scheme Policy for Palmview Structure Plan		
Schedule 6 (Planning scheme policies)	SC6.20 (Planning scheme policy for Palmview Structure Plan)	<i>Amend as shown in Appendix E</i>