

## Amendment Instrument

# Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments) No. [to be inserted]

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 [to be inserted].



DRAFT

## 1. Short title

This amendment instrument may be cited as *Sunshine Coast Planning Scheme 2014 (Major Amendment) No. [to be inserted]*.

## 2. Commencement

This amendment instrument has effect on and from [to be inserted].

## 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 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 12,000m<sup>2</sup> to 15,000m<sup>2</sup> commensurate with the removal of the 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 Palmview Structure Plan Planning Scheme Policy, 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 Palmview Structure Plan Planning Scheme Policy.

#### 4. Amendment tables

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

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Other Plans Map OPM P8 (Palmview Master Planned Area Road Transport Infrastructure Network)	<i>Omit, insert</i> OPM P8 in <b>Appendix B</b>
	Other Plans Maps OPM P9 (Palmview Master Planned Area Public Transport Infrastructure Network)	<i>Omit, insert</i> OPM P9 in <b>Appendix B</b>
	Other Plans Map OPM P10 (Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network)	<i>Omit, insert</i> OPM P10 in <b>Appendix B</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</i> OPM P11 in <b>Appendix B</b>
	Other Plans Map OPM P14 (Palmview Master Planned Area Non-urban Open Space Infrastructure Network)	<i>Omit, insert</i> OPM P12 in <b>Appendix B</b>
	Other Plans Map OPM P15 (Palmview Master Planned Area Community Facilities Infrastructure Network)	<i>Omit, insert</i> OPM P13 in <b>Appendix B</b>
	Other Plans Map OPM P16 (Palmview Master Planned Area Telecommunications Infrastructure Network)	<i>Omit, insert</i> OPM P14 in <b>Appendix B</b>
	Other Plans Map OPM P17 (Palmview Master Planned Area Telecommunications Infrastructure Network)	<i>Omit.</i>
<b>Consequential text amendments to the Sunshine Coast Planning Scheme 2014</b>		
Part 3 (Strategic Framework), Section 3.5	Section 3.5.1(f) Transport Strategic Outcomes	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”and “Local Transit, Bicycle and Pedestrian corridors (part of Greenlink)”

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
Part 3 (Strategic Framework), Section 3.5.5 (Element 4 – Public transport network)	Section 3.5.5(b)(iii)	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)” and “Local Transit, Bicycle and Pedestrian corridors (part of Greenlink)”
Part 7 Local plans, Section 7.2.14 ( Kawana Waters local plan code)	7.2.14.2 Context and Setting	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”
	7.2.14.3 Purpose and overall outcomes (r)	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”
	Table 7.2.14.4.1 Criteria for assessable development PO7(d)	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”
	Figure 7.2.14A	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”
	7.2.25.2 Context and setting	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”
	7.2.25.3 Purpose and overall outcomes (q)	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”
	Table 7.2.25.4.1 Criteria for assessable development PO9(d)	<i>Amend</i> to remove references to “Dedicated Public Transit, Bicycle and Pedestrian Corridors (Greenlink Corridors)”
	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)”
Part 9 (Development codes)	Figure 9.4.8A 2031 Functional Transport Hierarchy	<i>Omit, insert</i> Figure 9.4.8A in <b>Appendix C.</b>
	Figure 9.4.8B(i) Strategic network of Pedestrian and Cycle Links (Pathways)	<i>Omit, insert</i> Figure 9.4.8B(i) in <b>Appendix C.</b>
	Figure 9.4.8B(ii) Strategic network of Pedestrian and Cycle Links (On Road Cycleways)	<i>Omit, insert</i> Figure 9.4.8B(ii) in <b>Appendix C.</b>

Column 1	Column 2	Column 3
Planning scheme component	Planning scheme provision	Amendment
	Figure 9.4.8C Strategic network of Public Transport Links	<i>Omit, insert</i> Figure 9.4.8C in <b>Appendix C.</b>
<b>Consequential mapping amendments to the <i>Sunshine Coast Planning Scheme 2014</i></b>		
Schedule 2 (Mapping), Strategic Framework Maps	Strategic Framework Map SFM1	<i>Omit, insert</i> SFM1 in <b>Appendix D.</b>
	Strategic Framework Map SFM2	<i>Omit, insert</i> SFM2 in <b>Appendix D.</b>
	Strategic Framework Map SFM3	<i>Omit, insert</i> SFM3 in <b>Appendix D.</b>
Schedule 2 (Mapping), Overlay maps	Map OVM30C(ii) Biodiversity, Waterways and Wetlands Overlay Map	<i>Omit, insert</i> OVM30C(ii) in <b>Appendix D.</b>
	Map OVM33C(ii) Biodiversity, Waterways and Wetlands Overlay Map	<i>Omit, insert</i> OVM33C(ii) in <b>Appendix D.</b>
	Map OVM35C(ii) Biodiversity, Waterways and Wetlands Overlay Map	<i>Omit, insert</i> OVM35C(ii) in <b>Appendix D.</b>
	Map OVM43C(ii) Biodiversity, Waterways and Wetlands Overlay Map	<i>Omit, insert</i> OVM43C(ii) in <b>Appendix D.</b>
	Map OVM44C(ii) Biodiversity, Waterways and Wetlands Overlay Map	<i>Omit, insert</i> OVM44C(ii) in <b>Appendix D.</b>
	Map OVM30K Regional Infrastructure Overlay Map	<i>Omit, insert</i> OVM30K in <b>Appendix D.</b>
	Map OVM35K Regional Infrastructure Overlay Map	<i>Omit, insert</i> OVM35K in <b>Appendix D.</b>
	Map OVM43K Regional Infrastructure Overlay Map	<i>Omit, insert</i> OVM43K in <b>Appendix D.</b>
	Map OVM44K Regional Infrastructure Overlay Map	<i>Omit, insert</i> OVM44 K in <b>Appendix D.</b>
<b>Amendments to the Palmview Structure Plan Planning Scheme Policy</b>		
Schedule 6 (Planning scheme policies)	SC6.20 (Planning scheme policy for Palmview Structure Plan)	<i>Amend</i> as shown in <b>Appendix E</b>