

7 December 2015

Hon Jackie Trad MP  
Deputy Premier, Minister for Transport, Minister for Infrastructure, Local Government and Planning  
and Minister for Trade  
PO Box 15009  
CITY EAST QLD 4002

Dear Minister

**Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment-Palmview Structure Plan and Consequential Amendments)**

At a Special Meeting of Council held on 23 November 2015, Council resolved to delegate authority to the Chief Executive Officer to progress the proposed planning scheme amendment in relation to the Palmview Structure Plan Area.

Since the public notification of the proposed planning scheme amendment (referred to as the *Sunshine Coast Planning Scheme 2014 (Major Amendment – Palmview Structure Plan and Consequential Amendments)*), three changes are proposed to the amendment, two as a result of submissions and one drafting amendment to ensure the maps and text are consistent.

The two changes to the *Sunshine Coast Planning Scheme 2014 (Major Amendment –Palmview Structure Plan and Consequential Amendments)* recommended as a result of submissions are:-

- (a) *Provisions to protect the operations of an existing lawful use from being compromised by the encroachment of sensitive land uses.*

The Palmview Structure Plan Code has been amended to include Performance Outcomes in relation to Buffers to Sensitive Land, Incompatible Uses and Infrastructure, Acoustic Amenity and Noise and Avoidance of Contaminated Land.

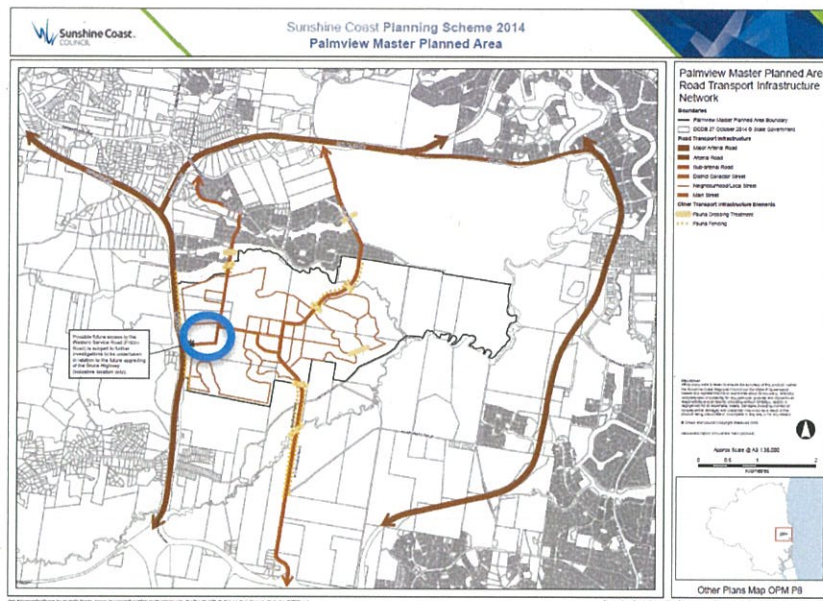
- (b) *Certainty in relation to access to the Western Service Road.*

The maps in the Palmview Structure Plan have had the text box amended to remove the word "possible", so it now reads "*Future access to the Western Service Road (Frizzo Road) is subject to further investigations to be undertaken in relation to the future upgrading of the Bruce Highway (indicative location only).*"

While the proposed amendment (b) removes the State's condition to include the word "possible" in the description of the access to the Western Service Road, Council does not consider that this impacts on the State's interest of protecting the safe and efficient operation of the State-controlled road, as this access can only be provided if the Western Service Road is in place.

A drafting amendment is also proposed to ensure the wording on the Palmview Structure Plan maps is consistent with the drawings on the Palmview Structure Plan maps. Specifically it is proposed to change the road connection indicated on the map below (and all other structure plan maps showing this connection), so that it reflects the wording in the Table of Map OPM P7 which states that "the local road network in Area A is to be planned to accommodate a future district collector street to the

Western Service Road.” It is currently mapped as a neighbourhood collector street rather than a Major Road/District Collector Street.



The Council considers that the changes to the proposed amendment do not lead to the amendment being significantly different from the version which has undergone public consultation. On this basis, the Council has requested the Minister's approval to adopt the *Sunshine Coast Planning Scheme 2014 (Major Amendment – Palmview Structure Plan and Consequential Amendments)*.

The proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment)*, with changes, is described in the following attachments:

- **Attachment 1: Sunshine Coast Planning Scheme 2014 (Major Amendment – Palmview Structure Plan and Consequential Amendments) – Explanatory Memorandum;**
- **Attachment 2: Sunshine Coast Planning Scheme 2014 (Major Amendment – Palmview Structure Plan Planning Scheme Policy) – Explanatory Statement** (noting that a proposed amendment to a planning scheme policy is not subject to State interest review; however, has been included in the amendment package to provide a complete set of information for consideration);
- **Attachment 3: Amendment Instrument - Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment – Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments)**, which includes the proposed amendment in track changes and the amended maps.

In accordance with Section 2.4A.1 of Statutory guideline 04/14, and the delegations given to me at the Special Meeting on 23 November 2015, I provide the following for your consideration and advice:-

- (a) an electronic copy of the proposed planning scheme amendment that identifies the changes that have been made since the state interest review (**Attachment 3**);
- (b) a summary of the matters raised in the properly made submissions and how the local government has dealt with those matters (**Attachment 1, Appendix 1**);
- (c) identification of any changes to the proposed planning scheme that relate to the SEQ Regional Plan or the State Planning Policy (**Attachment 1, s10**);

- (d) information about whether the local government considers the changes to the proposed planning scheme affect a state interest (**Attachment 1, s10**);
- (e) confirmation that the local government does not consider the proposed planning scheme amendment is significantly different from the version which has undertaken public consultation (**Attachment 1, s12**).

I respectfully request that the final State interest review of the proposed *Sunshine Coast Planning Scheme 2014 (Major Amendment – Palmview Structure Plan and Consequential Amendments)* (**Attachment 3**) (under Section 2.4A.1, Stage 3, Step 8 of Statutory guideline 04/14) be carried out as soon as possible and that written advice is given to the Council to enable Council to adopt the proposed amendment.

If you have any further queries or require further information in relation to the proposed planning scheme amendments, please do not hesitate to contact Leah Bancroft (Project Co-ordinator Palmview and Light Rail) on 5420 8933.

Yours sincerely



Michael Whittaker  
**Chief Executive Officer**

cc: Greg Chemello, Deputy Director-General Planning Group, Department of Infrastructure, Local Government and Planning

Attachments:

- Attachment 1: Sunshine Coast Planning Scheme 2014 (Major Amendment) – Explanatory Memorandum**
- Attachment 2: Sunshine Coast Planning Scheme 2014 (Major Amendment – Palmview Structure Plan Planning Scheme Policy) – Explanatory Statement**
- Attachment 3: Amendment Instrument - Proposed Sunshine Coast Planning Scheme 2014 (Major Amendment – Palmview Structure Plan, Palmview Structure Plan Planning Scheme Policy and Consequential Amendments), which includes the proposed amendment in track changes and the amended map**