

## Palmview Master Planned Area and Sub-regional Context

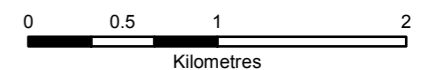
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
  - Land suitable for urban development in the Palmview Master Planned Area
- Major Road Transport Infrastructure**
- Major Arterial Road
  - Arterial Road
  - Sub-arterial Road
  - District Collector Street
  - Main Street
- Major Public and Active Transport Infrastructure**
- Major Transit Station
  - Local Public Transport Corridor
  - Dedicated Bicycle and Pedestrian Corridor
  - Transit Station and Interchange (CAMCOS)
  - Dedicated Transit Corridor (CAMCOS)
- Major Science and Technology Opportunity Areas**
- S2 Sippy Downs - ITC Business Hub
- Major Activity Centres Network**
- MAC1 Kawana Waters Major Regional Activity Centre
  - MAC2 Sippy Downs Major Regional Activity Centre
  - DAC1 Palmview District Activity Centre
- Major Open Space Infrastructure**
- Major Open Space
  - Scenic Amenity and Highway Acoustic Buffer
- Employment, Industry and Enterprise Areas**
- E1 Kawana Regional Employment Area
  - E2 Palmview Local Employment Area
- Major Community Facilities Infrastructure Network**
- S11 Sunshine Coast University Hospital
  - S22 University of the Sunshine Coast
  - Major Community Facilities
- Major Tourism Focus Areas**
- T1 Bokarina Beach Focal Point
  - T2 Tourist Attraction and Services Area

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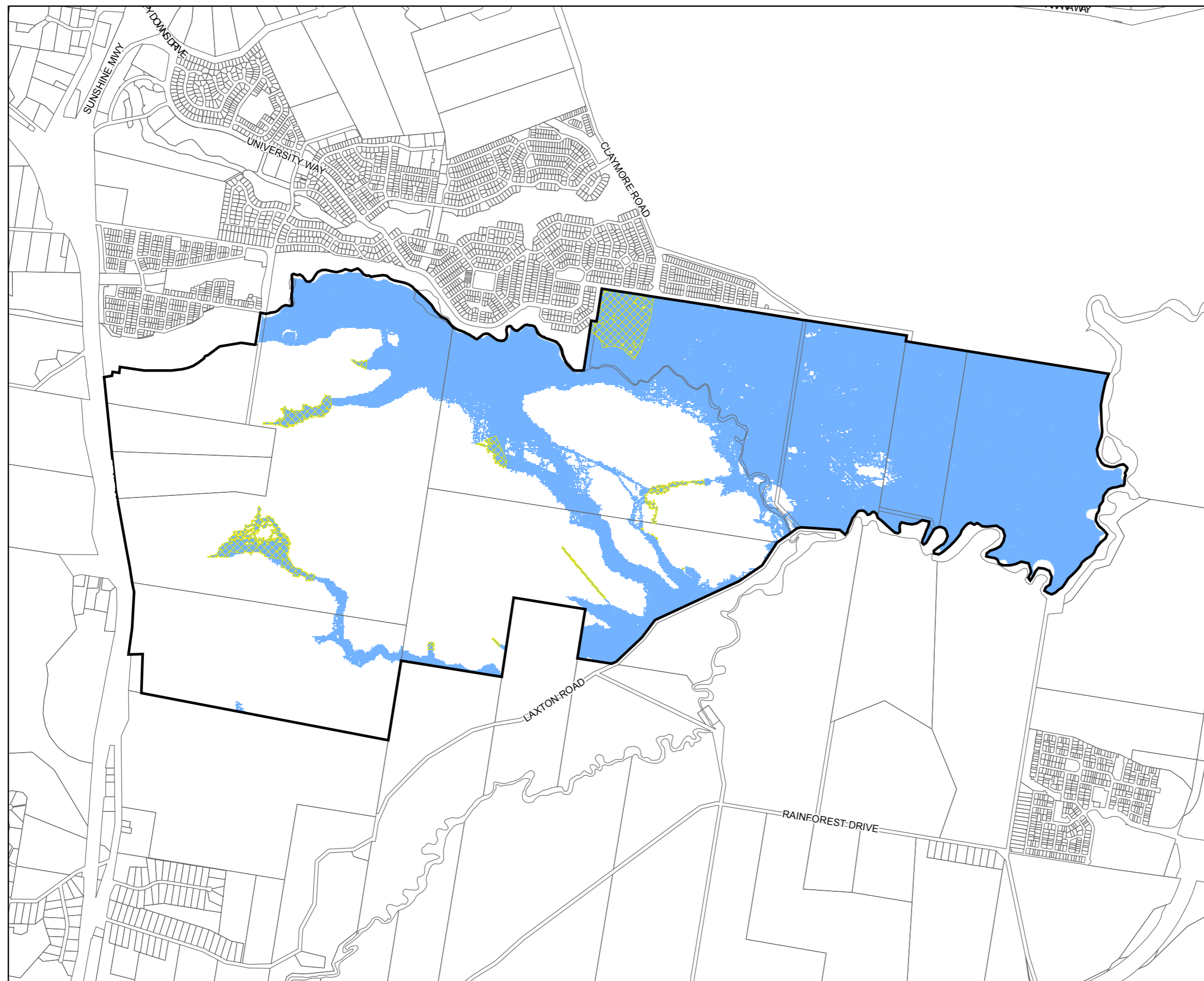
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Other Plans Map OPM P1





## Palmview Master Planned Area Flood Prone Land

### Boundaries

-  Palmview Master Planned Area Boundary
-  DCDB 27 October 2014 © State Government

### Flood Prone Land

-  Land inundated by the defined flood event which is not suitable to be filled for inclusion as land for urban purposes
-  Land inundated by the defined flood event which is suitable to be filled for inclusion as land for urban purposes

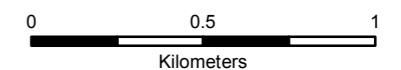
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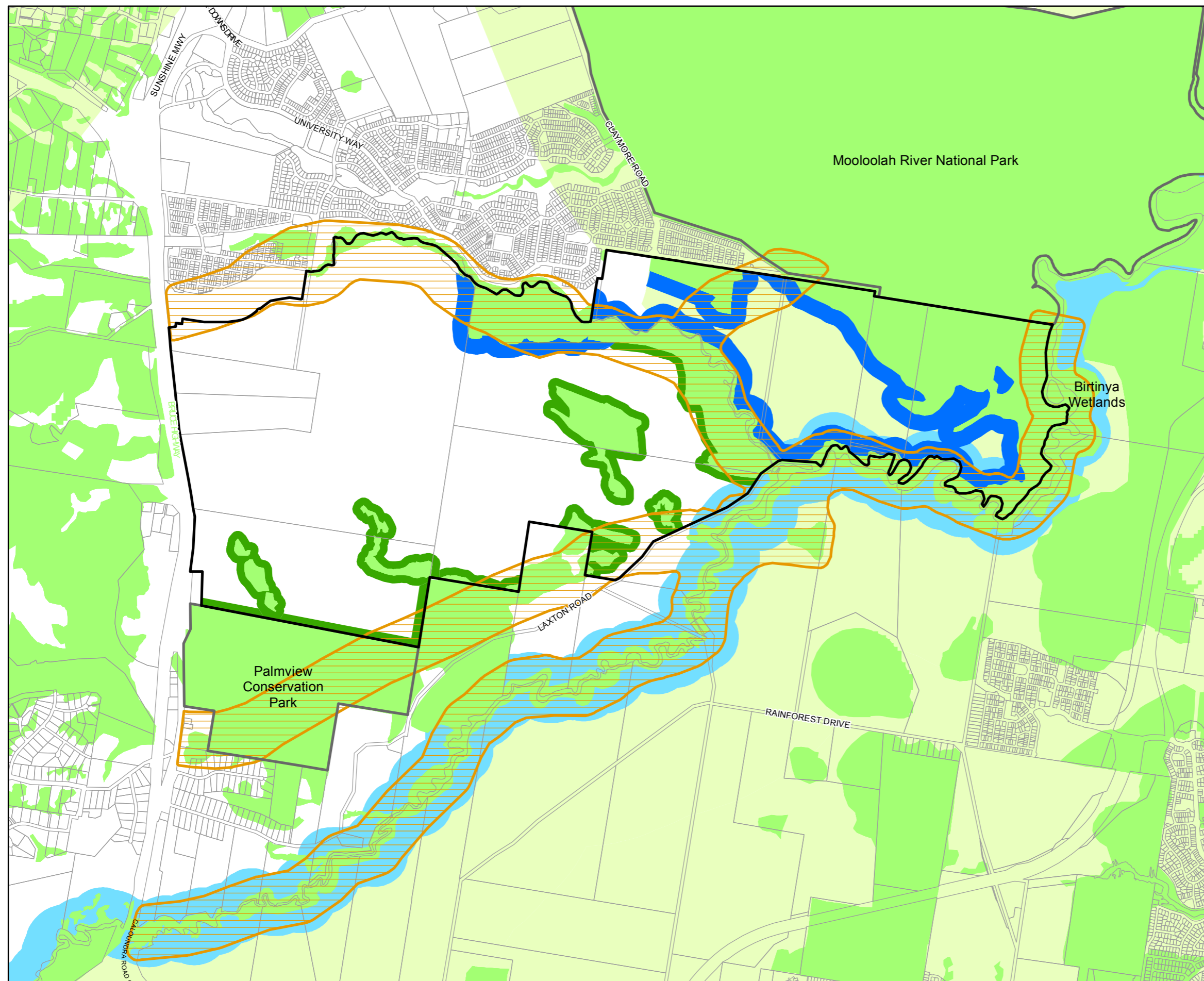
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Other Plans Map OPM P2(a)



### Palmview Master Planned Area Ecologically Important Areas

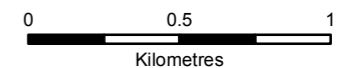
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Ecologically Important Areas**
- State Significant Vegetation
    - State Government referable wetlands
    - SEQ RCMP Significant Wetlands
    - High Ecological Significance SEQ Regional Plan 2009-2031
    - Regional Ecosystems Ver 6.0
  - 50m buffer from State significant vegetation
  - 100m buffer from State significant vegetation
  - State Habitat Corridors (State Government)
  - Regional Habitat Corridors (State Government)
  - Local Habitat Corridor

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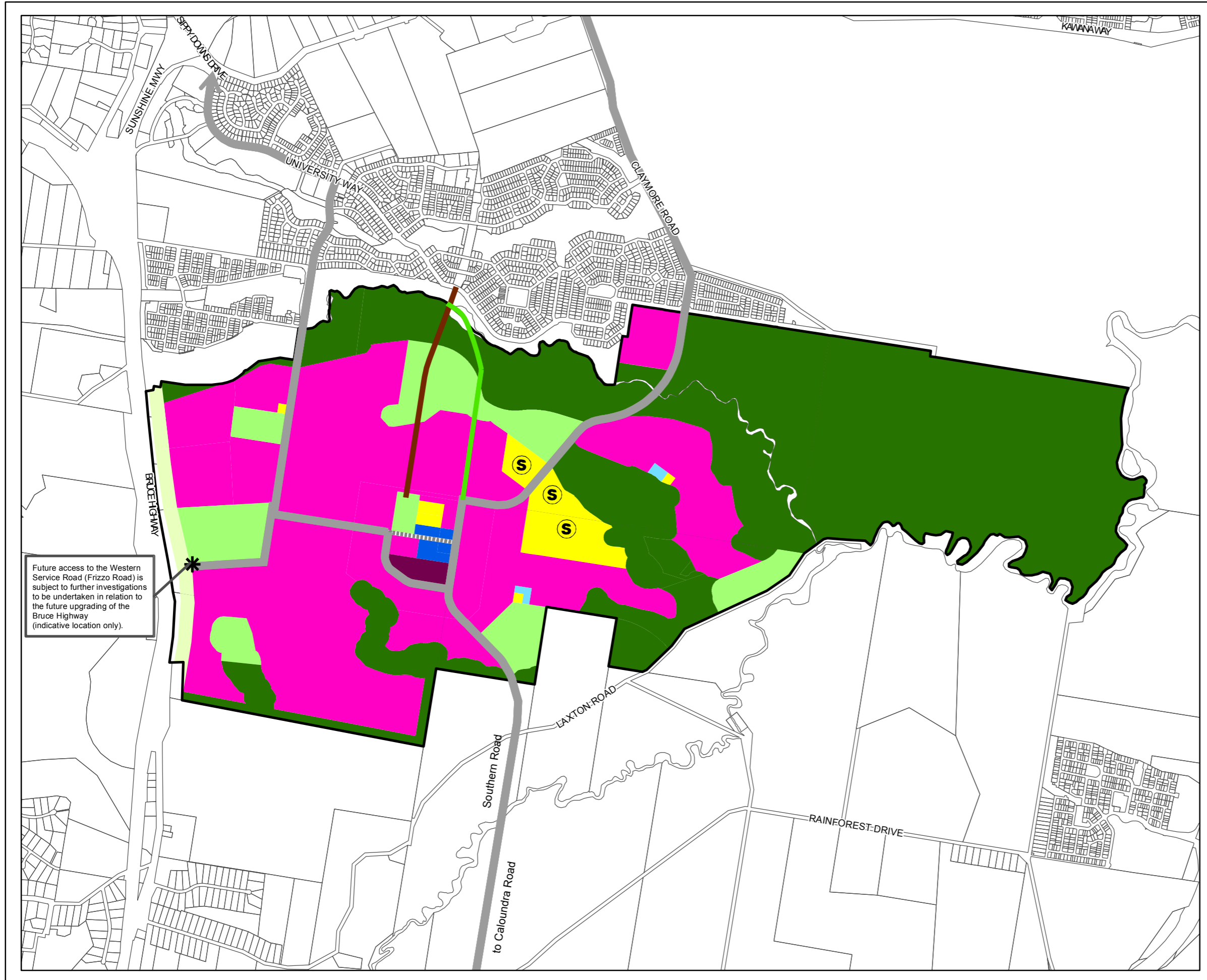
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Other Plans Map OPM P2(b)



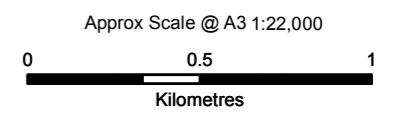
Future access to the Western Service Road (Frizzo Road) is subject to further investigations to be undertaken in relation to the future upgrading of the Bruce Highway (indicative location only).

### Palmview Master Planned Area Land Use Structure

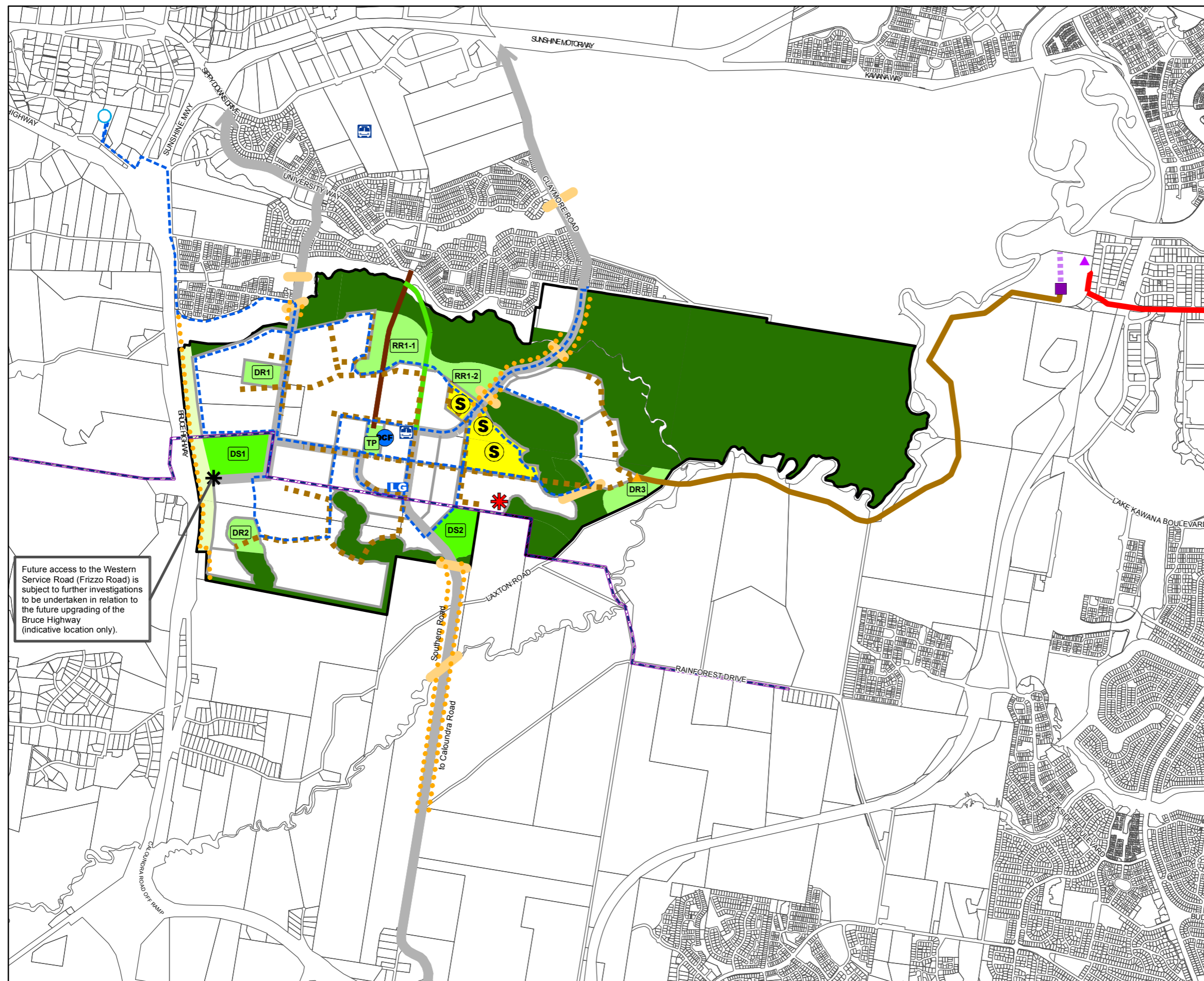
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Predominant Land Use Areas**
- Residential**
- Residential Area
- Retail and Commercial**
- District Activity Centre Area
  - Local Activity Centre
- Business and Industrial**
- Local Employment Area
- Open Space**
- Major Urban Open Space
  - Environmental Open Space
  - Scenic Amenity and Highway Acoustic Buffer
- Community Use**
- Community Use
  - Ⓢ Educational Establishment
- Major Road Transport Infrastructure**
- Major Road
  - ⋯ Main Street
- Major Public and Active Transport Infrastructure**
- Local Public Transport Corridor
  - Dedicated Bicycle and Pedestrian Corridor

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Other Plans Map OPM P3



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).

## Palmview Master Planned Area Infrastructure Elements

- |   |  |
|---|--|
| <b>Boundaries</b>                                       | <b>Other Transport Infrastructure Elements</b>                 |
| — Palmview Master Planned Area Boundary                 | — Fauna Crossing Treatment                                     |
| □ DCDB 27 October 2014 © State Government               | ●●● Fauna Fencing  |
| <b>Major Urban Open Space Infrastructure</b>            | <b>Major Water Supply Infrastructure</b>                       |
| ■ Recreation Park                                       | — SEQ Bulk Water Supply Pipeline                               |
| ■ Sports Park   | ▨ 10 metre Buffer (20 metre Corridor)                          |
| <b>Non-urban Open Space Infrastructure</b>              | ○ Reservoir  |
| ■ Environmental Protection and Enhancement Areas        | — Water Main   |
| ■ Scenic Amenity and Highway Acoustic Buffer            | <b>Major Sewer Infrastructure</b>                              |
| <b>Major Community Facilities Infrastructure</b>        | ▲ Pump Station   |
| LG Local Government Depot                               | ■ Gravity Sewer Main   |
| DCF District Community Facilities                       | ■ Sewer Rising Main  |
| S Educational Establishment                             | ▲ Effluent Pump Station  |
| <b>Major Public and Active Transport Infrastructure</b> | ■ Sewerage Treatment Plant                                     |
| ■ Major Transit Station                                 | ■ Wet Weather Outfall  |
| ■ Local Public Transport Corridor                       | ■ Ocean Outfall Mains  |
| ■ Dedicated Bicycle and Pedestrian Corridor             | <b>Classification of Major Urban Open Space Infrastructure</b> |
| ■ Major Road Transport Infrastructure                   | RR Regional Recreation Park                                    |
| ■ Major Road  | DR District Recreation Park                                    |
| ■ Neighbourhood/Local Street                            | DS District Sports Park  |
| ■ Main Street   | ★ Proposed Energen Substation (0.5ha)                          |

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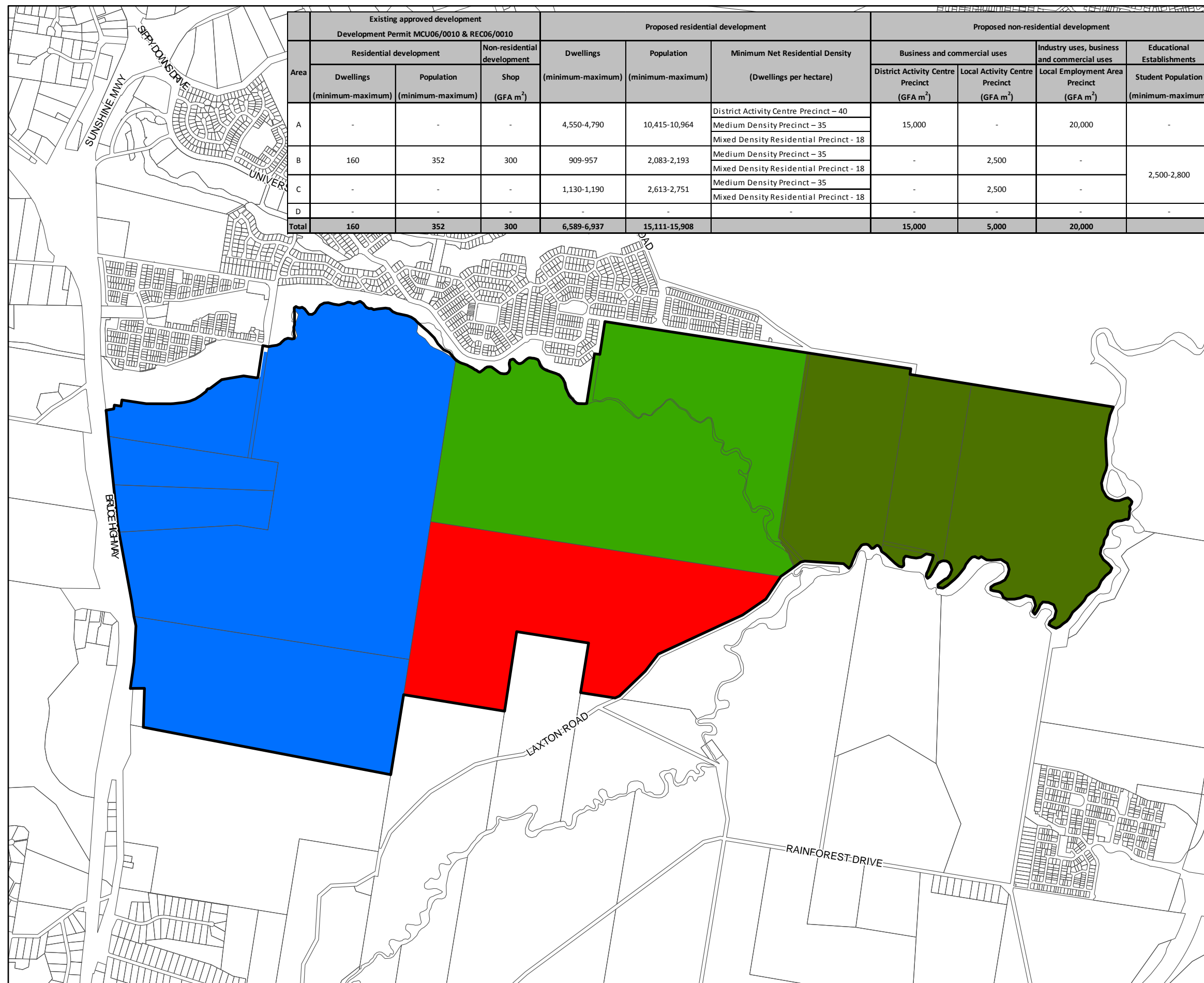
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Other Plans Map OPM P4



### Palmview Master Planned Area Development Entitlements

#### Boundaries

- Palmview Master Planned Area Boundary
- DCDB 27 October 2014 © State Government

#### Areas

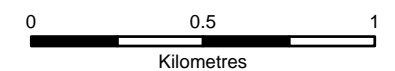
- Area A
- Area B
- Area C
- Area D

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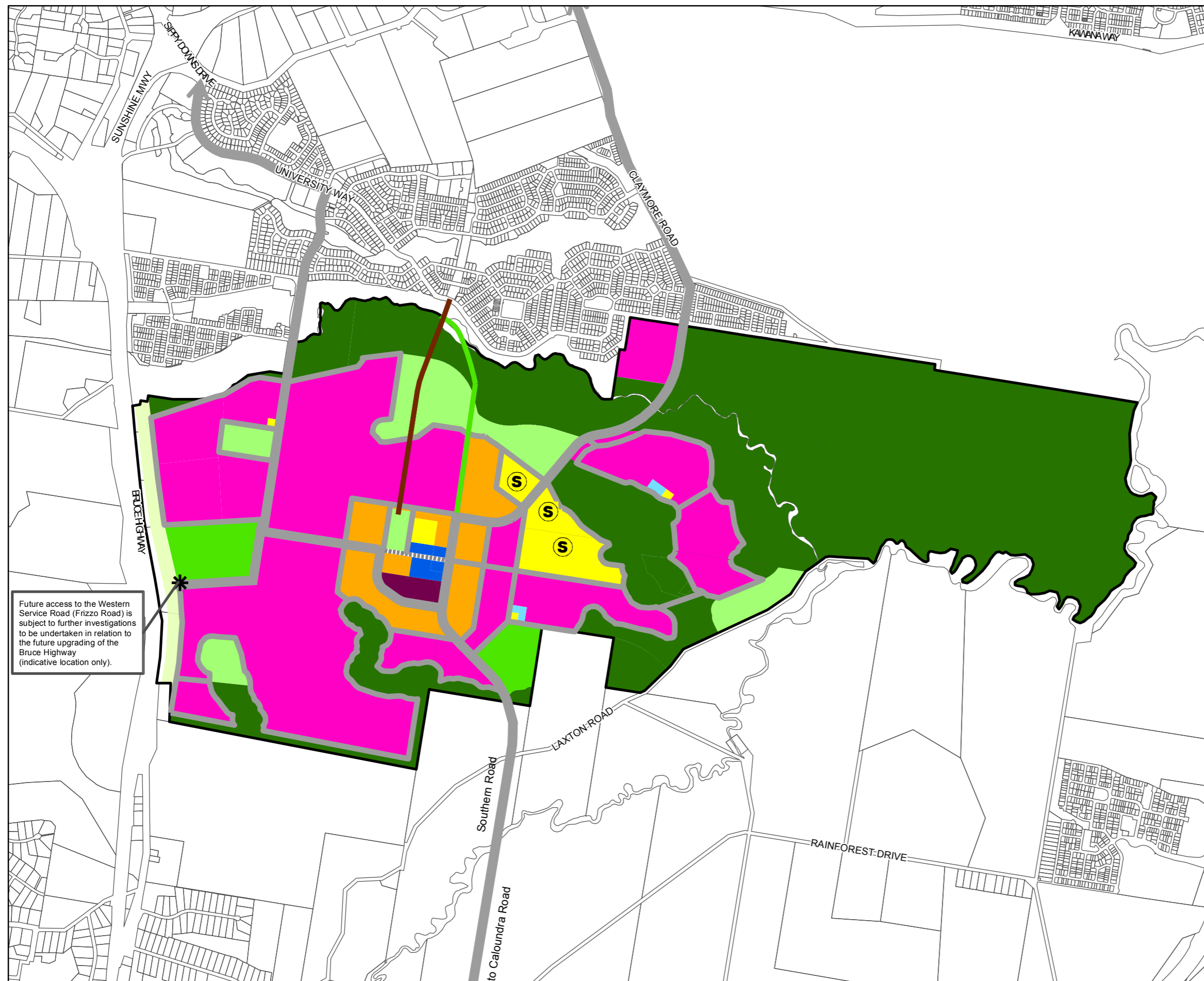
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Other Plans Map OPM P5



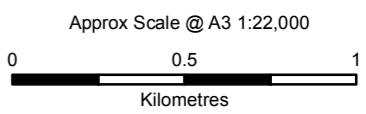
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### Palmview Master Planned Area Precincts and Sub-precincts

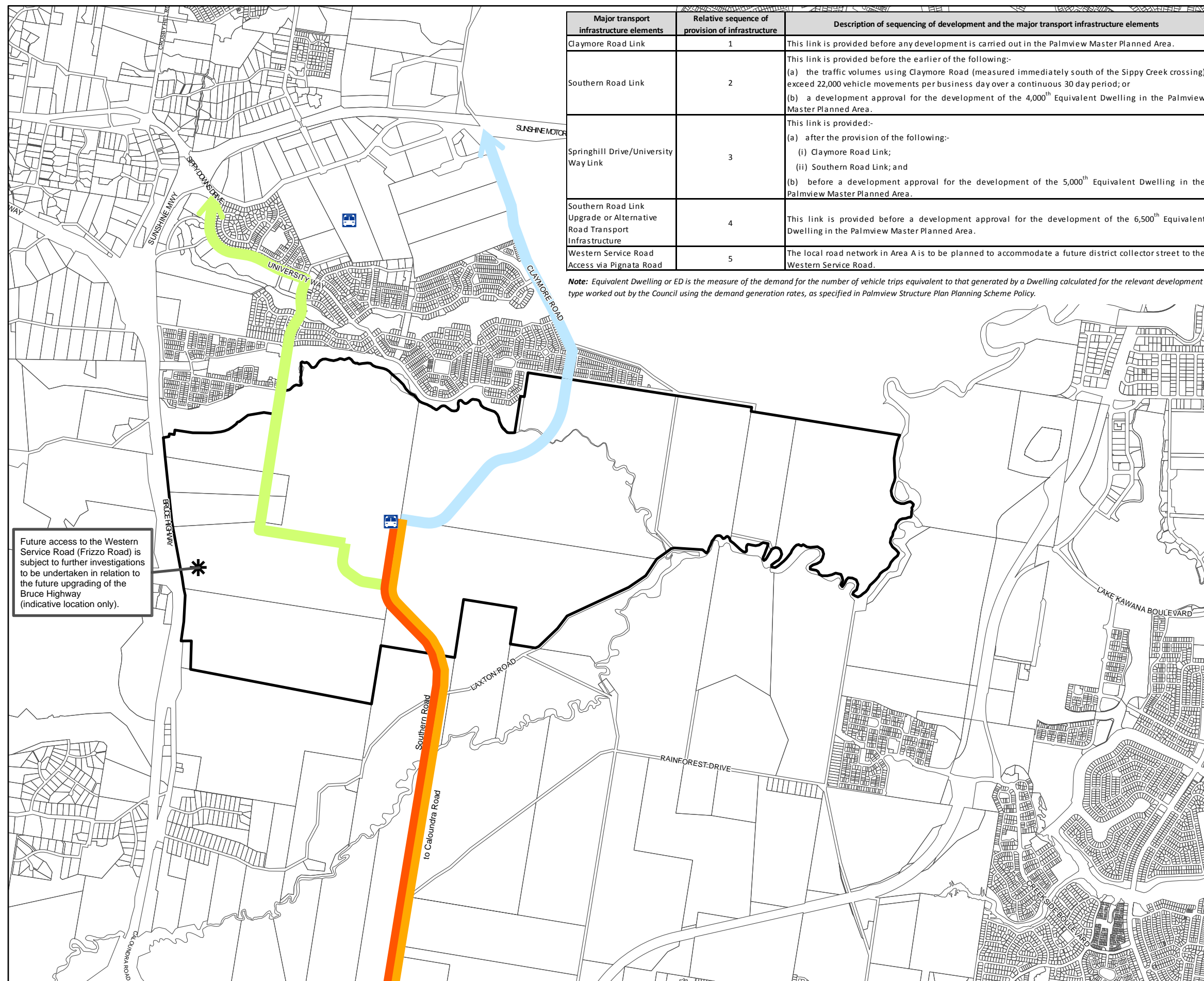
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Predominant Land Use Areas**
- Residential**
- Mixed Density Residential Precinct
  - Medium Density Residential Precinct
- Retail and Commercial**
- District Activity Centre Precinct
  - Local Activity Centre Precinct
- Business and Industrial**
- Local Employment Area Precinct
- Urban Open Space**
- Recreation Park Sub-Precinct
  - Sports Park Sub-Precinct
- Non-urban Open Space**
- Environmental protection and Enhancement Sub-precinct
  - Landscape Protection and Enhancement Sub-precinct
- Community Use**
- Community Purpose Precinct (community use)
  - Community Purpose Precinct (educational establishment)
- Major Road Transport Infrastructure**
- Major Road
  - Neighbourhood/Local Street
  - Main Street
- Major Public and Active Transport Infrastructure**
- Local Public Transport Corridor
  - Dedicated Bicycle and Pedestrian Corridor

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Other Plans Map OPM P6



Major transport infrastructure elements	Relative sequence of provision of infrastructure	Description of sequencing of development and the major transport infrastructure elements
Claymore Road Link	1	This link is provided before any development is carried out in the Palmview Master Planned Area.
Southern Road Link	2	This link is provided before the earlier of the following:- (a) the traffic volumes using Claymore Road (measured immediately south of the Sippy Creek crossing) exceed 22,000 vehicle movements per business day over a continuous 30 day period; or (b) a development approval for the development of the 4,000 <sup>th</sup> Equivalent Dwelling in the Palmview Master Planned Area.
Springhill Drive/University Way Link	3	This link is provided:- (a) after the provision of the following:- (i) Claymore Road Link; (ii) Southern Road Link; and (b) before a development approval for the development of the 5,000 <sup>th</sup> Equivalent Dwelling in the Palmview Master Planned Area.
Southern Road Link Upgrade or Alternative Road Transport Infrastructure	4	This link is provided before a development approval for the development of the 6,500 <sup>th</sup> Equivalent Dwelling in the Palmview Master Planned Area.
Western Service Road Access via Pignata Road	5	The local road network in Area A is to be planned to accommodate a future district collector street to the Western Service Road.

**Note:** Equivalent Dwelling or ED is the measure of the demand for the number of vehicle trips equivalent to that generated by a Dwelling calculated for the relevant development type worked out by the Council using the demand generation rates, as specified in Palmview Structure Plan Planning Scheme Policy.

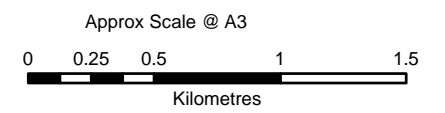
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## Palmview Master Planned Area Development and Transport Infrastructure Network Sequencing

- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Classification of Major Road Transport Infrastructure**
- Claymore Road Link
  - Springhill Drive/University Way Link
  - Southern Road Link
  - Southern Road Link Upgrade
  - Major Transit Station

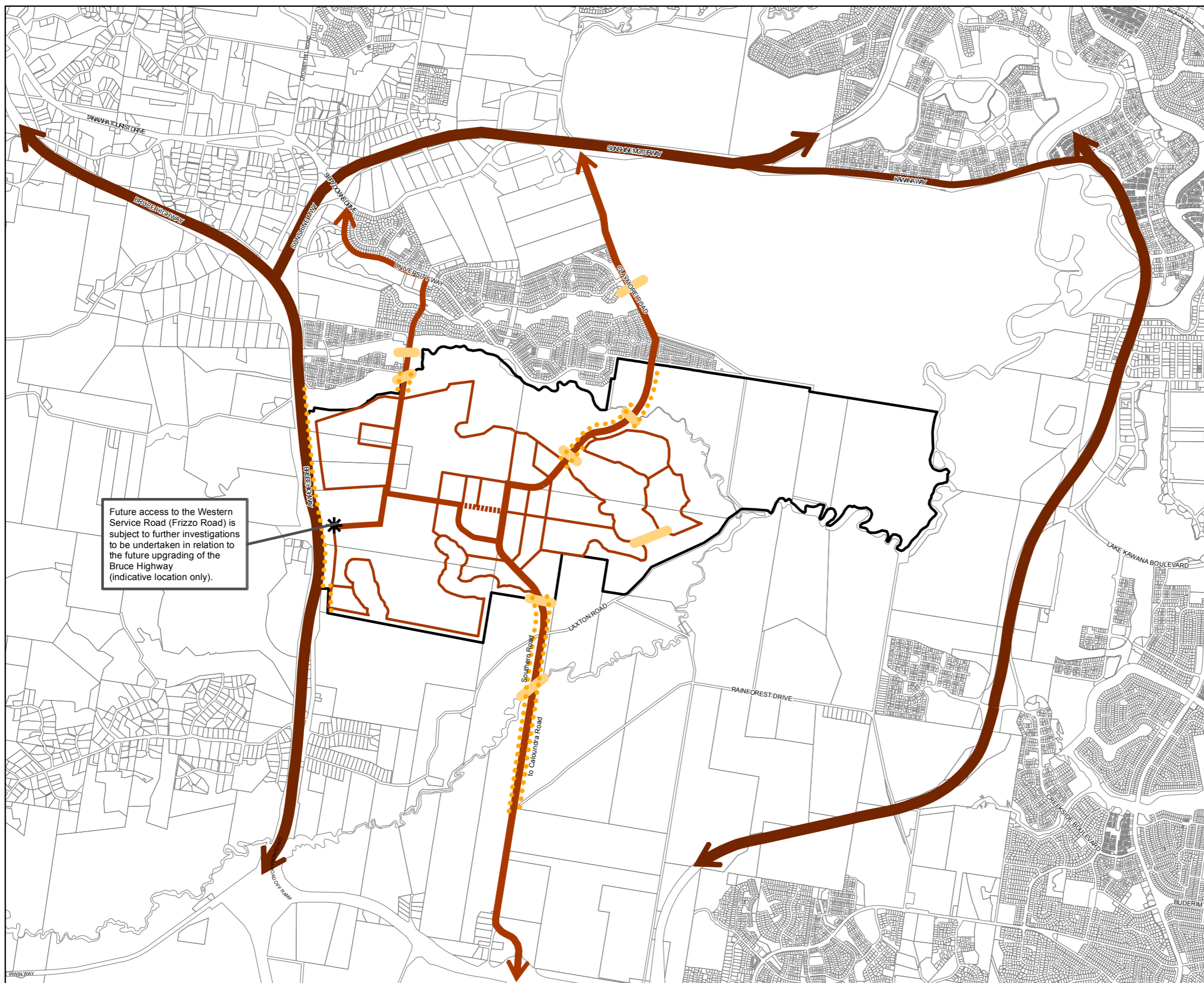
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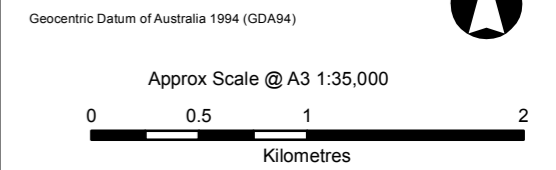


### Palmview Master Planned Area Road Transport Infrastructure Network

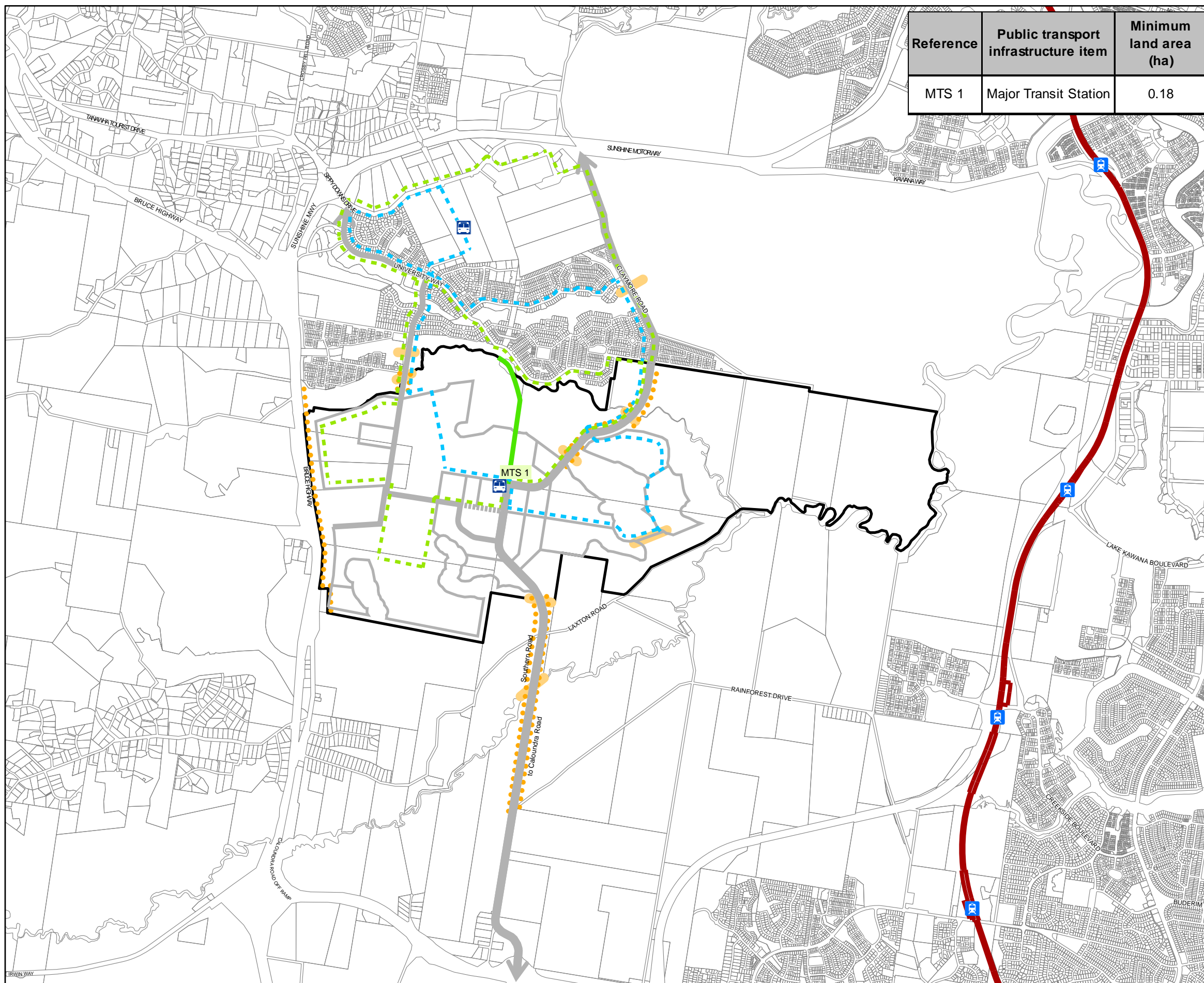
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Road Transport Infrastructure**
- Major Arterial Road
  - Arterial Road
  - Sub-arterial Road
  - District Collector Street
  - Neighbourhood/Local Street
  - Main Street
- Other Transport Infrastructure Elements**
- Fauna Crossing Treatment
  - Fauna Fencing

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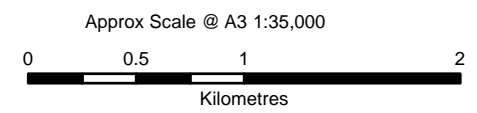
Reference	Public transport infrastructure item	Minimum land area (ha)
MTS 1	Major Transit Station	0.18

## Palmview Master Planned Area Public Transport Infrastructure Network

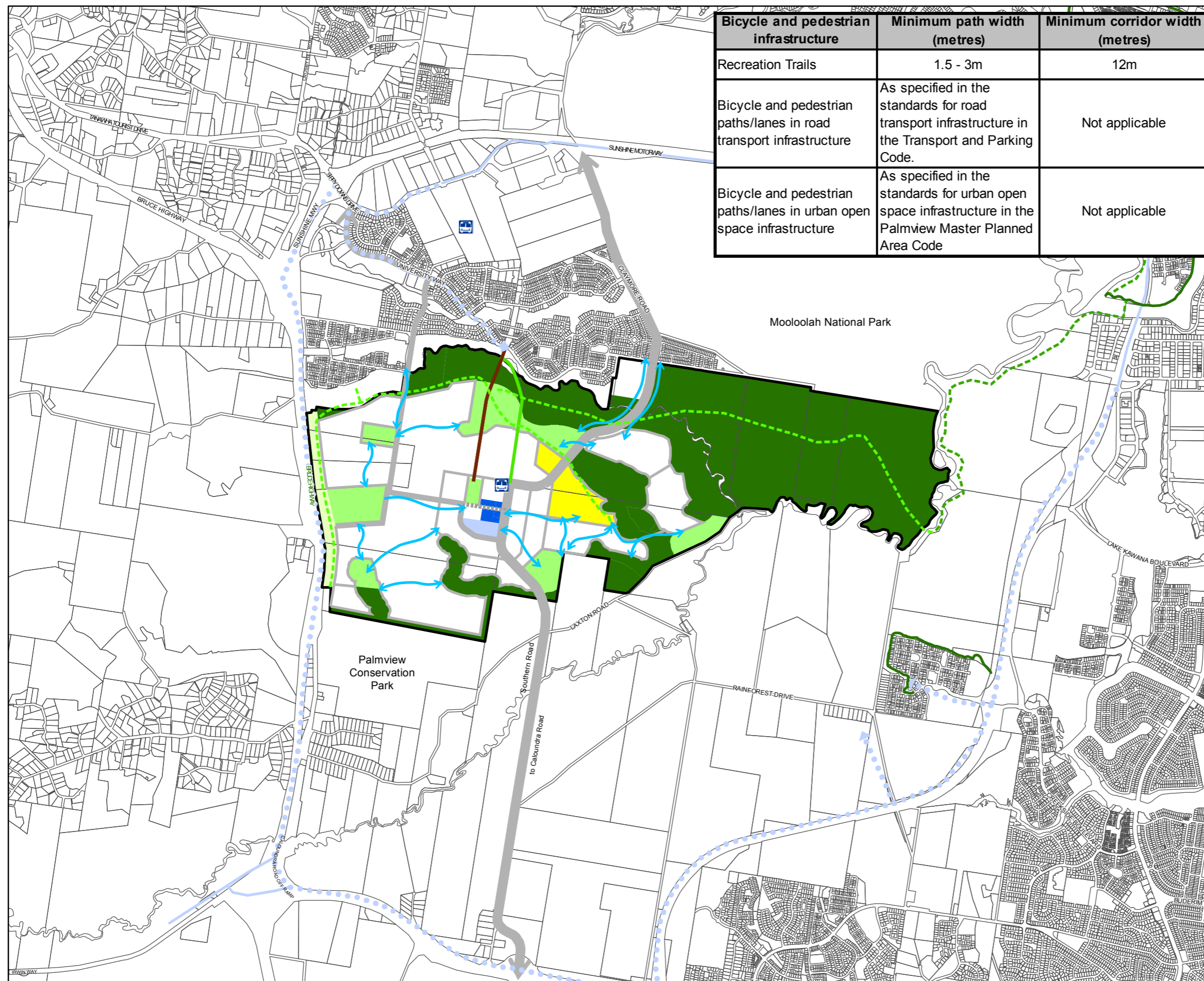
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Major Public Transport Infrastructure**
- 🚌 Major Transit Station
  - Indicative Local Bus Loop 1
  - Indicative Local Bus Loop 2
  - Local Public Transport Corridor
  - 🚏 Transit Station and Interchange (CAMCOS)
  - Dedicated Transit Corridor (CAMCOS)
- Major Road Transport Infrastructure**
- Sub-arterial Road
  - District Collector Street
  - Neighbourhood/Local Street
  - Main Street
- Other Transport Infrastructure Elements**
- Fauna Crossing Treatment
  - Fauna Fencing

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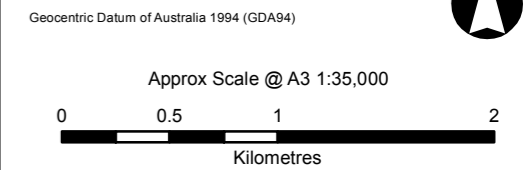
Bicycle and pedestrian infrastructure	Minimum path width (metres)	Minimum corridor width (metres)
Recreation Trails	1.5 - 3m	12m
Bicycle and pedestrian paths/lanes in road transport infrastructure	As specified in the standards for road transport infrastructure in the Transport and Parking Code.	Not applicable
Bicycle and pedestrian paths/lanes in urban open space infrastructure	As specified in the standards for urban open space infrastructure in the Palmview Master Planned Area Code	Not applicable

## Palmview Master Planned Area Bicycle and Pedestrian Infrastructure Network

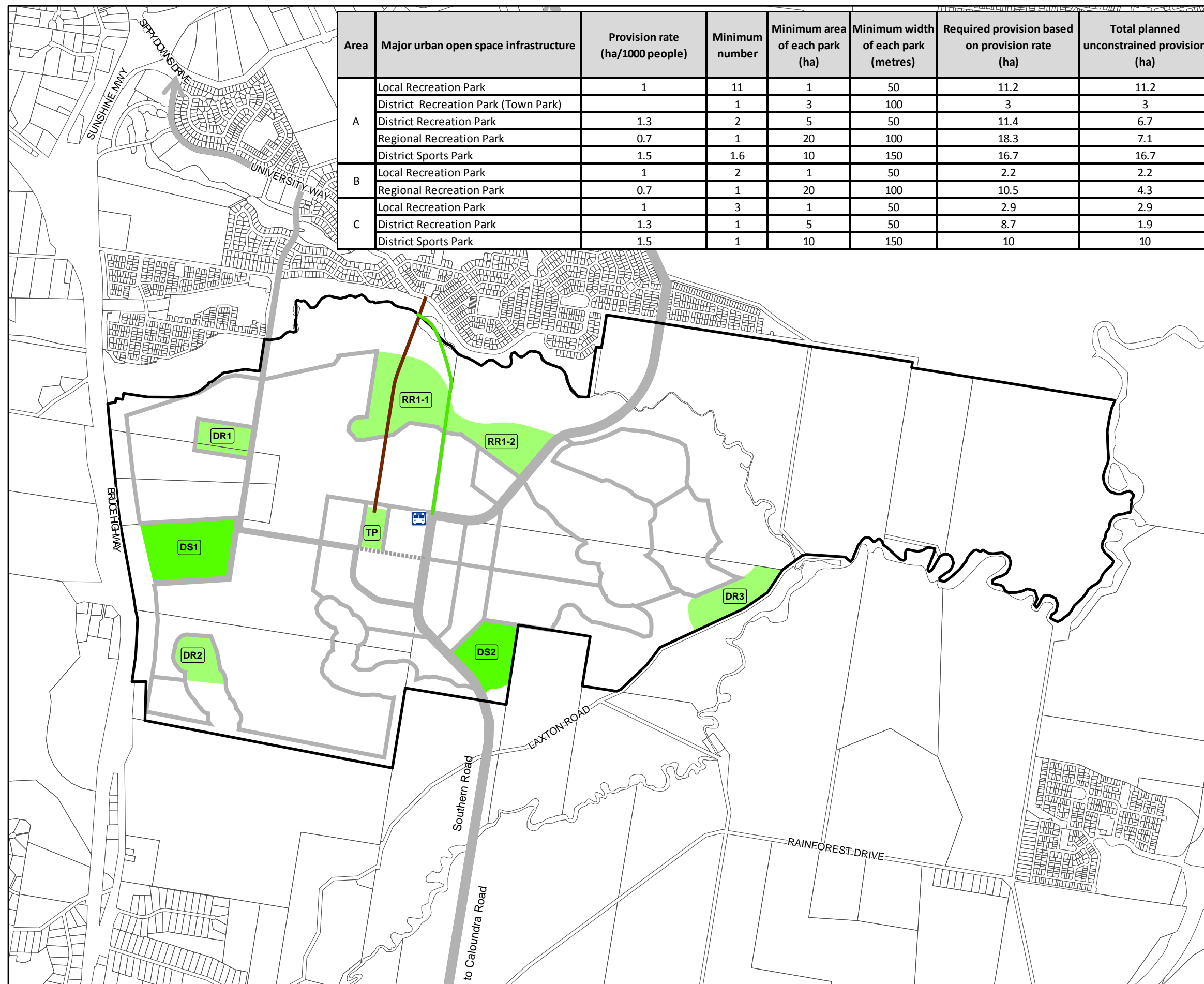
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Major Bicycle and Pedestrian Infrastructure**
- Major Bicycle and Pedestrian Paths / Lanes Linkages
  - Existing Recreation Trails
  - - - Future Recreation Trails
- SEQ Principal Cycle Network**
- Existing Principal Route
  - Future Principal Route
  - Future Strategic Route
- Major Road Transport Infrastructure**
- Sub-arterial Road
  - District Collector Street
  - Neighbourhood/Local Street
  - Main Street
- Major Public and Active Transport Infrastructure**
- 🚊 Major Transit Station
  - Local Public Transport Corridor
  - Dedicated Bicycle and Pedestrian Corridor
- Predominant Land Use Areas**
- Community Use (educational establishment)
  - District Activity Centre Area
  - Local Employment Area
  - Major Urban Open Space
  - Environmental Open Space
  - Scenic Amenity and Highway Acoustic Buffer

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Other Plans Map OPM P10



Area	Major urban open space infrastructure	Provision rate (ha/1000 people)	Minimum number	Minimum area of each park (ha)	Minimum width of each park (metres)	Required provision based on provision rate (ha)	Total planned unconstrained provision (ha)
A	Local Recreation Park	1	11	1	50	11.2	11.2
	District Recreation Park (Town Park)		1	3	100	3	3
	District Recreation Park	1.3	2	5	50	11.4	6.7
	Regional Recreation Park	0.7	1	20	100	18.3	7.1
	District Sports Park	1.5	1.6	10	150	16.7	16.7
B	Local Recreation Park	1	2	1	50	2.2	2.2
	Regional Recreation Park	0.7	1	20	100	10.5	4.3
C	Local Recreation Park	1	3	1	50	2.9	2.9
	District Recreation Park	1.3	1	5	50	8.7	1.9
	District Sports Park	1.5	1	10	150	10	10

### Palmview Master Planned Area Urban Open Space Infrastructure Network

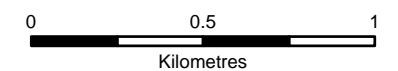
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Major Urban Open Space Infrastructure**
- Recreation Park
  - Sports Park
- Classification of Major Urban Open Space Infrastructure**
- RR Regional Recreation Park
  - DR District Recreation Park
  - TP Local Recreation Park (Town Park)
  - LR Local Recreation Park
  - DS District Sports Park
- Major Road Transport Infrastructure**
- Sub-arterial Road
  - District Collector Street
  - Neighbourhood/Local Street
  - ..... Main Street
- Major Public Transport Infrastructure**
- Major Transit Station
  - Local Public Transport Corridor
  - Dedicated Bicycle and Pedestrian Corridor

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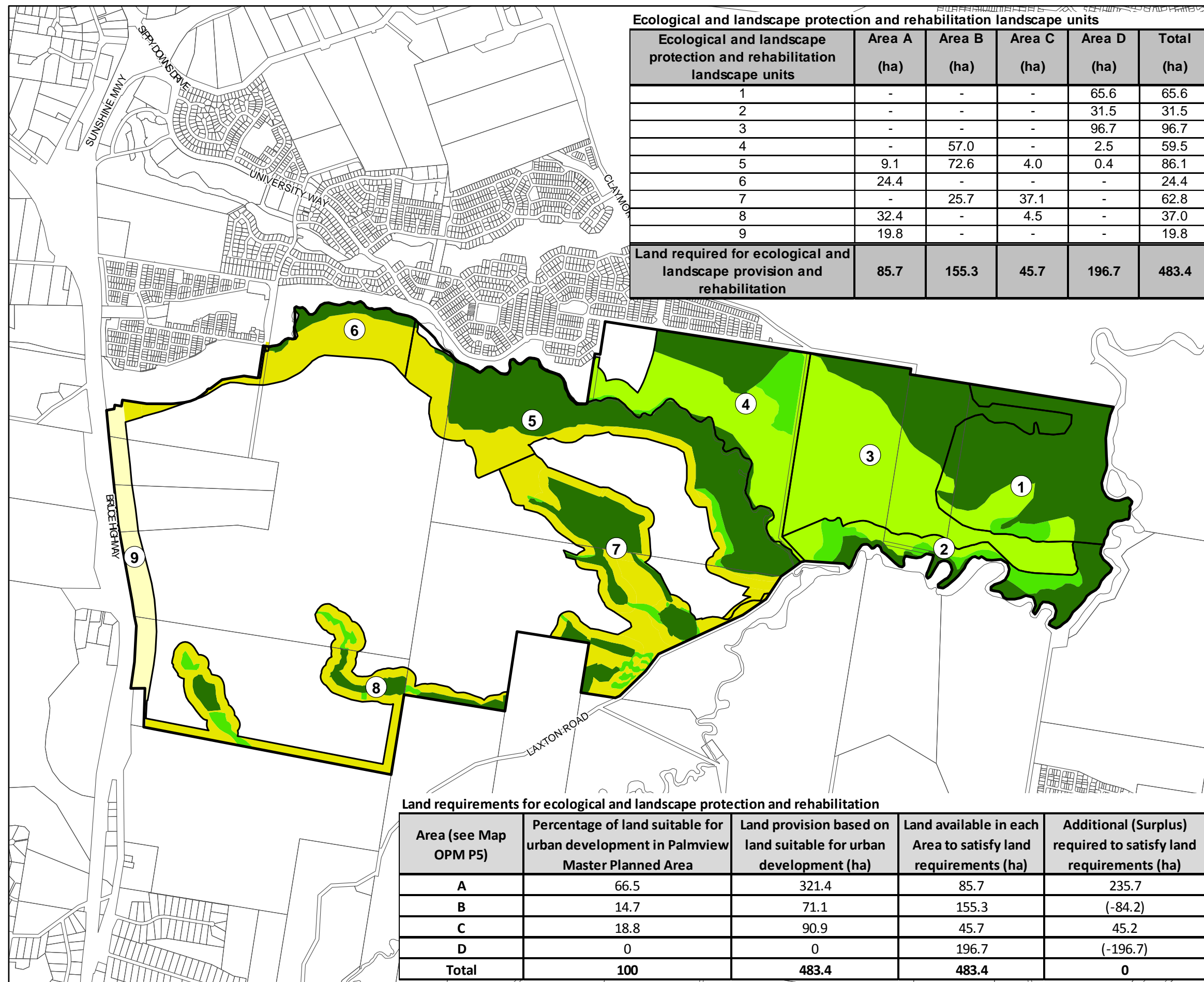
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Other Plans Map OPM P11



Ecological and landscape protection and rehabilitation landscape units	Area A (ha)	Area B (ha)	Area C (ha)	Area D (ha)	Total (ha)
1	-	-	-	65.6	65.6
2	-	-	-	31.5	31.5
3	-	-	-	96.7	96.7
4	-	57.0	-	2.5	59.5
5	9.1	72.6	4.0	0.4	86.1
6	24.4	-	-	-	24.4
7	-	25.7	37.1	-	62.8
8	32.4	-	4.5	-	37.0
9	19.8	-	-	-	19.8
<b>Land required for ecological and landscape provision and rehabilitation</b>	<b>85.7</b>	<b>155.3</b>	<b>45.7</b>	<b>196.7</b>	<b>483.4</b>

Area (see Map OPM P5)	Percentage of land suitable for urban development in Palmview Master Planned Area	Land provision based on land suitable for urban development (ha)	Land available in each Area to satisfy land requirements (ha)	Additional (Surplus) required to satisfy land requirements (ha)
A	66.5	321.4	85.7	235.7
B	14.7	71.1	155.3	(-84.2)
C	18.8	90.9	45.7	45.2
D	0	0	196.7	(-196.7)
<b>Total</b>	<b>100</b>	<b>483.4</b>	<b>483.4</b>	<b>0</b>

### Palmview Master Planned Area Non-urban Open Space Infrastructure Network

- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
  - ① Ecological and Landscape Protection and Rehabilitation Landscape Units
- Non-urban Open Space Infrastructure**
- Environmental Protection Area
  - Environmental Enhancement Area - Type A
  - Environmental Enhancement Area - Type B
  - Environmental Transition Area
  - Scenic Amenity and Highway Acoustic Buffer

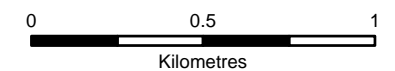
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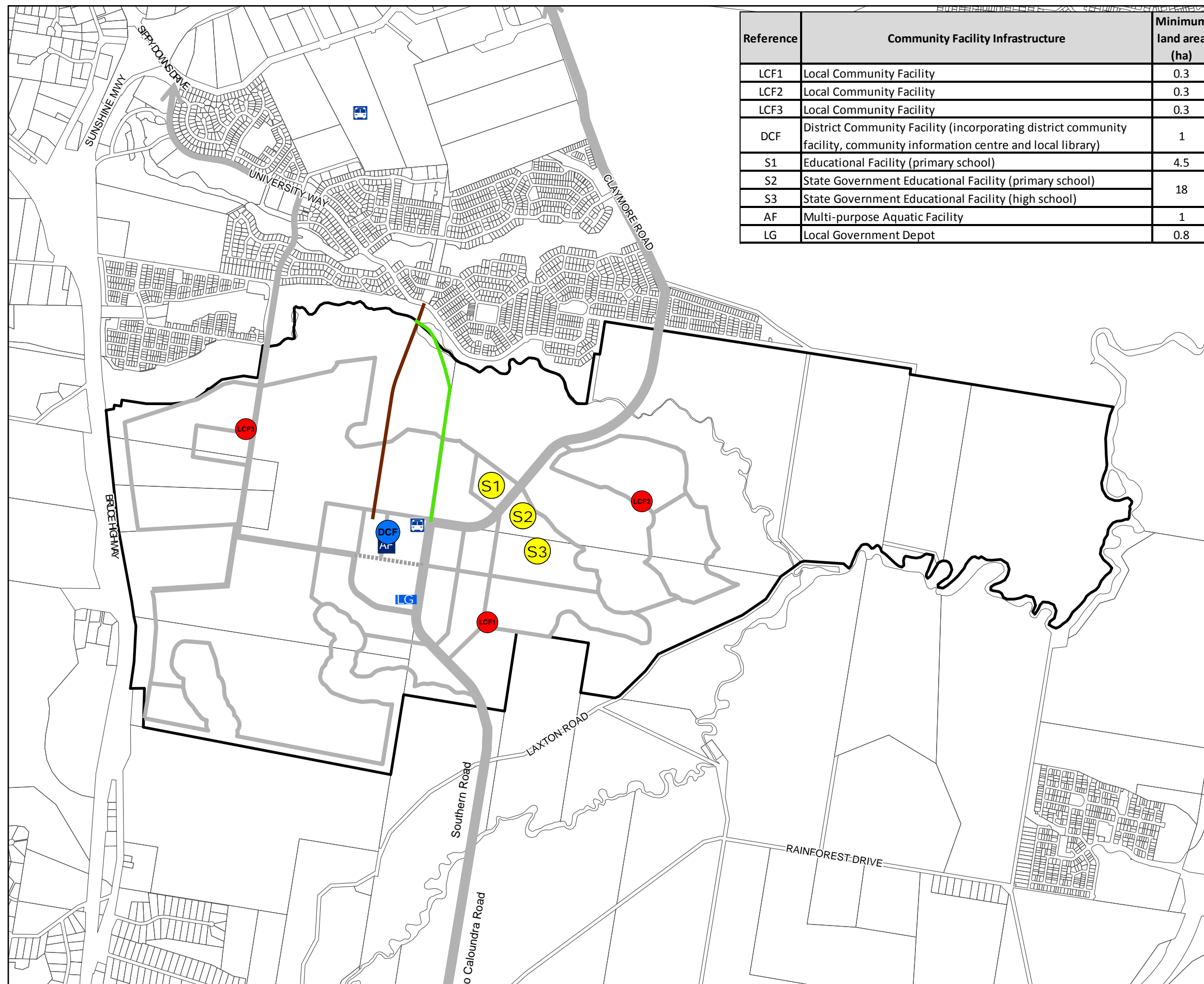
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Approx Scale @ A3 1:22,000



Other Plans Map OPM P12



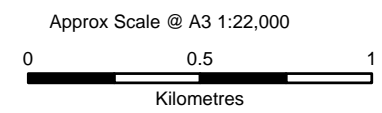
Reference	Community Facility Infrastructure	Minimum land area (ha)
LCF1	Local Community Facility	0.3
LCF2	Local Community Facility	0.3
LCF3	Local Community Facility	0.3
DCF	District Community Facility (incorporating district community facility, community information centre and local library)	1
S1	Educational Facility (primary school)	4.5
S2	State Government Educational Facility (primary school)	18
S3	State Government Educational Facility (high school)	
AF	Multi-purpose Aquatic Facility	1
LG	Local Government Depot	0.8

### Palmview Master Planned Area Community Facilities Infrastructure Network

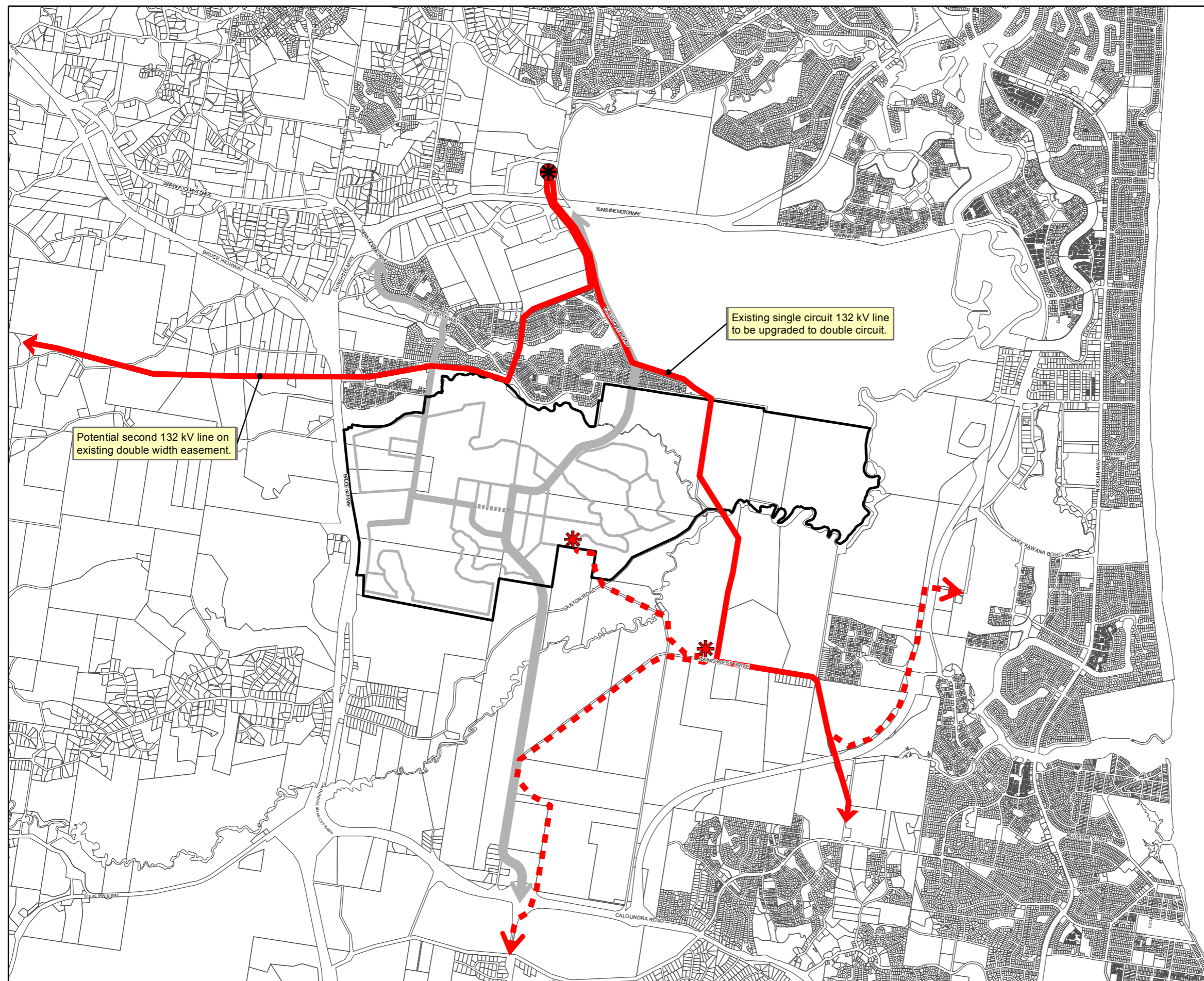
- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Major Community Facilities Infrastructure**
- Local Government Depot
  - District Community Facilities
  - Local Community Facilities
  - Multi-purpose Aquatic Facility
  - Education Establishment
- Major Road Transport Infrastructure**
- Sub-arterial Road
  - District Collector Street
  - Neighbourhood/Local Street
  - Main Street
- Major Public and Active Transport Infrastructure**
- Major Transit Station
  - Local Public Transport Corridor
  - Dedicated Bicycle and Pedestrian Corridor

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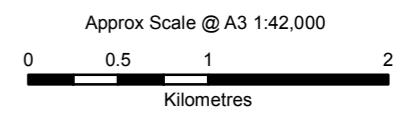


### Palmview Master Planned Area Electricity Infrastructure Network

- Boundaries**
- Palmview Master Planned Area Boundary
  - DCDB 27 October 2014 © State Government
- Major Electricity Infrastructure**
- ⊗ Existing Energen Substation
  - \* Proposed Energen Substation (0.5ha)
  - Existing 132 kV Overhead Line
  - - - Proposed 132 kV Overhead Line
- Major Road Transport Infrastructure**
- Sub-arterial Road
  - District Collector Street
  - Neighbourhood/Local Street
  - ⋯ Main Street

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