

Explanatory Statement

Planning Scheme Policies (Administrative and Minor Amendment) No. 3

13 July 2015



1. Short title

The amendment instrument to which this explanatory statement relates is the *Planning Scheme Policies (Administrative and Minor Amendment) No. 3*.

2. Type of local planning instrument

The amendment to the Planning scheme policies constitutes an 'administrative' and 'minor' amendment in accordance with Section 3.2 of *Statutory guideline 04/14: Making and amending local planning instruments*, for the following reasons:-

- (a) the amendment corrects spelling and grammatical errors in the Planning scheme policies that do not materially affect the remainder of the Planning scheme policies;
- (b) the amendment corrects factual matters incorrectly stated in the Planning scheme policies;
- (c) the amendment corrects outdated terms in the Planning scheme policies; and
- (d) the amendment does not significantly change an existing policy position of the planning scheme or technical matter contained in the Planning scheme policies.

3. Entity making the Planning Scheme Policies (Administrative and Minor Amendment) No. 3

The entity making the *Planning Scheme Policies (Administrative and Minor Amendment) No. 3* is the Sunshine Coast Regional Council.

4. Land affected by the Planning Scheme Policies (Administrative and Minor Amendment) No. 3

The *Planning Scheme Policies (Administrative and Minor Amendment) No. 3* generally applies to the planning scheme area.

5. Purpose of the Planning Scheme Policies (Administrative and Minor Amendment) No. 3

The purpose of the *Planning Scheme Policies (Administrative and Minor Amendment) No. 3* is to address a small number of minor editorial and operational matters that require correction or changes to improve the clarity and efficiency of the following planning scheme policies:-

- Planning scheme policy for the flood hazard overlay code;
- Planning scheme policy for development works; and
- Planning scheme policy for the transport and parking code.

6. Details of the Planning Scheme Policies (Administrative and Minor Amendment) No. 3

The amendment to the *Planning Scheme Policies (Administrative and Minor Amendment) No. 3* generally relates to:-

- (a) correcting spelling or grammatical errors in the planning scheme policies;
- (b) correcting factual matters incorrectly stated in the planning scheme policies;
- (c) updating outdated terms in the planning scheme policies; and
- (d) making a minor change to technical matters contained in the planning scheme policies.

These matters are minor in nature and do not have any significant policy implications.

Table 6.1 provides a summary of the amendment to the planning scheme policies.

Table 6.1 – Summary of planning scheme policy amendment

Planning Scheme Policy Part	Summary of Amendment
<p>Schedule 6 (Planning scheme policies), SC6.9 (Planning scheme policy for the flood hazard overlay code)</p>	<ul style="list-style-type: none"> • Amend section SC6.9.3(2)(a) to correct the spelling of the word ‘activating’. • Amend section SC6.9.6(g) and add SC6.9.6(h) to update the title of an outdated relevant guideline. The ‘Sunshine Coast Council Flood Resilience Implementation Guidelines – New Development. Adaption Case Studies’ has been divided into two documents titled ‘Guideline for improving flood resilience for new development: A selection of case studies’ and ‘Guideline for improving flood resilience for existing development’.
<p>Schedule 6 (Planning scheme policies), SC6.14 (Planning scheme policy for development works)</p>	<ul style="list-style-type: none"> • Amend Table SC6.14.1A to include a ‘Sale of material or plant, road closure, removal of assets’ as examples of ‘Disposal’ in the ‘Lifecycle expenditure categories’ table. • Amend sections 6.14.3.3(10)(c) and 6.14.3.3(13)(a) to correct the guidance provided in relation to the vestment of inter-allotment drainage easements. The current policy guidance indicates that inter-allotment drainage easements are required to be vested in favour of all upstream property owners. However this is inconsistent with the policy position that is being implemented by Council in which easements are required to be vested in favour of Council. • Amend Figure SC6.14.3B and the following sections: <ul style="list-style-type: none"> ○ SC6.14.3.3(11)(a) and (b); and ○ SC6.14.3.4(5),(7) and (12); to change and clarify design requirements in relation to roofwater and inter-allotment drainage easements. This change is considered to be minor in nature as it does not significantly change the existing technical matter. • Amend section SC6.14.3.4(18) to clarify the flood immunity requirements for access driveways within rural and rural residential developments. • Amend section SC6.14.3.4 to correct numbering in consequence of the amendments described above. • Amend section SC6.14.3.5(47) to change and clarify design requirements in relation to Pipes. This change is considered to be minor in nature as it does not significantly change the existing technical matter. • Amend Note 3 referenced in Table SC6.14.3G to clarify that load based reduction targets apply to the entire site, not just the roads. This change corrects a factual matter incorrectly stated. • Amend Table SC6.14.3H to make a minor change in policy in relation to the fraction impervious area required within urban residential developments. • Amend Table SC6.14.4A to correct the spelling of the acronym ‘WAT-1304’.
<p>Schedule 6 (Planning scheme policies), SC6.17 (Planning scheme policy for the transport and parking code)</p>	<ul style="list-style-type: none"> • Amend Table SC6.17B to clarify that a ‘Median’ is not required for a ‘Neighbourhood Collector Street’. This corrects a factual matter incorrectly stated. • Amend Appendix SS6.17A to correct the spelling of the appendix title as SC6.17A.

Planning Scheme Policy Part	Summary of Amendment
	<ul style="list-style-type: none"> Amend Appendix SS6.17A to include a note which clarifies that multiple cross sections types are available for 'Neighbourhood Collector Street'.

7. Compliance with the Sustainable Planning Act 2009

The *Planning Scheme Policies (Administrative and Minor Amendment) No. 3* 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*.

8. 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 policies. The *Planning Scheme Policies (Administrative and Minor Amendment) No. 3* does not affect the planning scheme policies compliance with State planning instruments.

9. Consultation with government agencies

Consultation with relevant state agencies is not a mandatory requirement for an administrative or minor amendment to a planning scheme policy under Step 3.3 of the *Statutory guideline 04/14: Making and amending local planning instruments*.

10. Public consultation

No public consultation has been undertaken during the preparation of the *Planning Scheme Policies (Administrative and Minor Amendment) No. 3*, noting that the amendment constitutes an 'administrative' and 'minor' amendment under the *Statutory guideline 04/14: Making and amending local planning instruments*.

11. Background studies and reports

No background studies and reports have been prepared during the preparation of the *Planning Scheme Policies (Administrative and Minor Amendment) No. 3*.