

ATTACHMENT 5 PALMVIEW DEVELOPMENT APPROVAL PROCESS

Application No:	MCU17/0106
Street Address:	Laxton Road Palmview
Real Property Description:	Lot 346 SP 287465
Planning Scheme:	Sunshine Coast Planning Scheme (27 February 2017)

The Palmview Master Planned Area is comprised of three landowners with three separate development areas. The development of the Palmview Master Planned Area is guided by two key instruments - the Palmview Structure Plan and the Palmview Infrastructure Agreement.

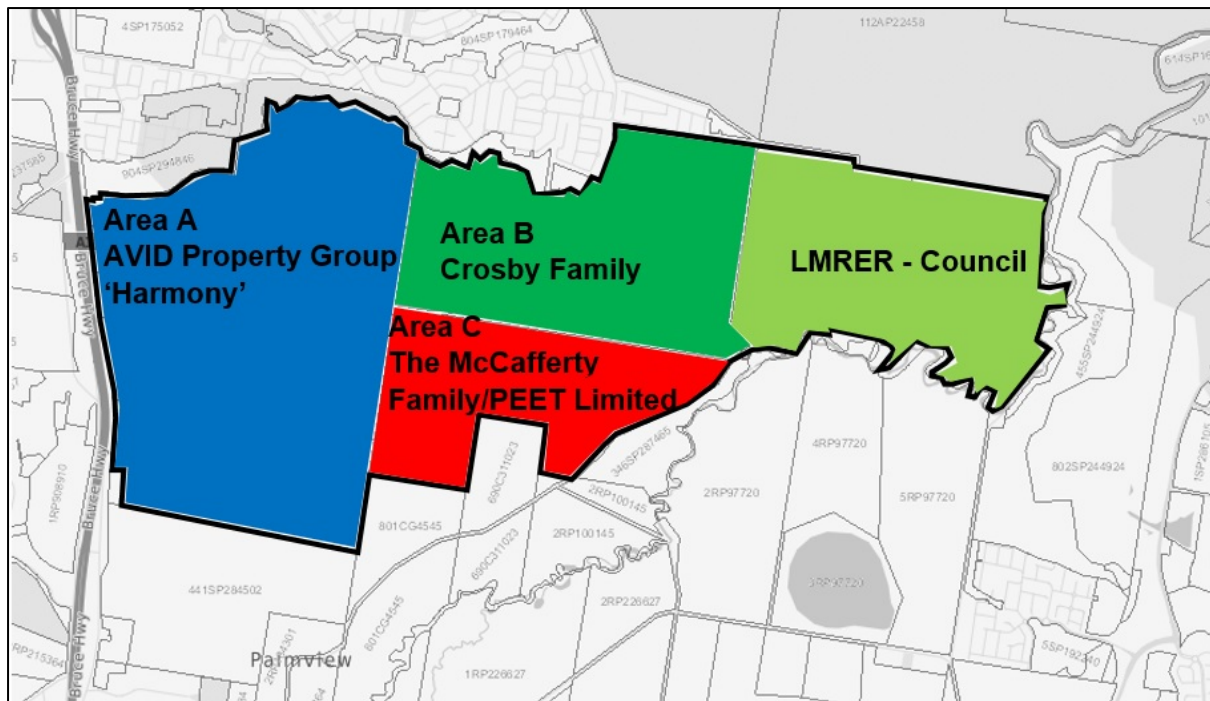


Figure 1 – The 3 Landowner Areas in Palmview Master Planned Area

The subject application is required by Clause 9.4 of the Infrastructure Agreement. This clause establishes a process which requires all landowners to lodge an application (otherwise known as the 'Area Development Application') to amend the Structure Plan and Infrastructure Agreement in accordance with Sections 242 and 899 of the *Sustainable Planning Act 2009*, to provide:

- confirmation of all of the land uses being applied for within Area C
- explanation and justification for any proposed variations from the current Palmview Structure Plan
- an assessment against the relevant State and local planning instruments
- a broad explanation of the supporting documentation lodged with the application.

In accordance with the terminology within the Infrastructure Agreement, this variation creates a new planning instrument known as an 'Area Development Approval' (identified in Figure 3 below as the Preliminary Approval Stage).

The Area Development Approval therefore creates a unique assessment framework and package of Palmview specific planning instruments to enable the delivery of the proposed development of each landowner's area (refer to Figure 3 below). Therefore, the Landowner must undertake this process before carrying out a Reconfiguring, Material Change of Use or Building Work within their land area.

Area Development Approval (Preliminary Approval Stage)

To enable the Applicant to undertake development within their land area they must first be granted an 'Area Development Approval', which comprises those aspects of the Palmview Structure Plan and the Palmview Infrastructure Agreement relevant to the land area.

The approval package must include the following:

1. Area Development Plan for Area
2. Area Development Plans
3. Area Approval Conditions
4. Area Development (Land Use) Plan
5. Area Development (Infrastructure Staging) Plan

1. Area Development Plan for Area

The Area Development Plan identifies all consistent uses (also referred to as the Tables of Assessment) which are applicable to the landowners Area. These uses replace the Structure Plan tables of assessment and will apply to all future development applications. In addition, the Area Development Plan will identify all potential development which the applicant might seek approval for within a landowners area.

2. Approved Development Plans

The Approved Development Plans replace all of the current Structure Plan Maps (otherwise referred to as the Palmview Declared Master Planned Area Maps) with a suite of new plans specific to the landowner area only. In addition and as part of this process, the landowner may propose minor variations to these plans in response to the proposed development of their area.

3. Approval Conditions

The Approval Conditions which form part of the Area Development Approval establish the framework for the development of the landowners in accordance with the intent of the Master Planned Area and the obligations of the Palmview Infrastructure Agreement. The framework is based on three phases from the Area Development Approval stage to Neighbourhood Planning to Local Area Planning.

4. Area Development (Land Use) Plan

The Area Development (Land Use) Plan must demonstrate the proposed development is in accordance with the Infrastructure Agreement. The plan must specifically detail:

- (a) Proposed land use – Identification of the land use precincts and sub-precincts on Area C, which must be in accordance with the Structure Plan.
- (b) Allocation of demand limits – An allocation of the Water Infrastructure Demand Limits (in equivalent persons) and Prescribed Road Infrastructure Demand Limits (in equivalent dwellings) to each of the precincts and sub-precincts in a landowner area.

5. Area Development (Infrastructure Staging) Plan

The Area Development (Infrastructure Staging) Plan must demonstrate the proposed development and delivery of identified infrastructure is in accordance with the Infrastructure Agreement. The plan must specifically detail:

- (a) Location of infrastructure – The location of infrastructure to be provided by the landowner, which is to be consistent with the infrastructure contributions schedule in schedule 3 of the Infrastructure Agreement.
- (b) Timing for infrastructure provision – The plan must detail timing for the provision of the identified infrastructure, which is to be consistent with the infrastructure contributions schedule in schedule 3 of the Infrastructure Agreement.

Neighbourhood Planning Landowner Area

Neighbourhood Planning for each Landowner Area is the next major step in the Area Development Approval Process. The Approval Conditions require the applicant to lodge a Local Area Development (Neighbourhood) Plan, which is to be approved prior to the approval of any subsequent site specific development application.

The Local Area Development (Neighbourhood) Plan will demonstrate at the neighbourhood level how the Landowner Area will be developed to achieve the requirements of the Area Development Approval with regards to lot design, housing and density outcomes including any proposed variations to plan codes.

The Structure Plan also requires the lodgement of 2 specific plans at this stage:

- Local Ecological and Landscape Protection and Rehabilitation Plan
- Fire Management Plan

Local Planning

The Approval Conditions specifically require the following plans to be provided with every development application for reconfiguring a lot and material change of use on Area C.

- Local Area Development (Land Use) Plans
- Local Area Development (Infrastructure Staging) Plans
- Chargeable Lot Plan

These plans are required to demonstrate that subsequent applications comply with the Palmview Infrastructure Agreement and the approved Area C Development (Land Use) Plans and Area C Development (Infrastructure Staging) Plans.

A Local Area Development (Land Use) Plan must include the following details:

- (a) For the material change of use component, identifying the specific uses for which approval is being sought.
- (b) For the reconfiguring a lot component, identify the lot layout.
- (c) Including a table which states the following:
 - (i) The Water Infrastructure Demand Limit (in equivalent persons) and Prescribed Road Infrastructure Demand Limit (in equivalent dwellings) for each precinct and sub-precinct.
 - (ii) The accumulated demand (in equivalent persons and equivalent dwellings) which has been approved for each precinct and sub-precinct.
 - (iii) The demand (in equivalent persons and equivalent dwellings) which is allocated to the land under the development application.

A Local Area Development (Infrastructure Staging) Plans must include the following details:

- (a) Include a table which states the following:
 - (i) Timing for the provision of each item of infrastructure.
 - (ii) The infrastructure which has already been provided.
 - (iii) Any infrastructure required to be provided under the development approval.
- (b) Identify the infrastructure to be provided under the development approval.

A Chargeable Lot Plan is required to identify each proposed lot and to determine if the lot created is a Chargeable Lot, which is to be subject to a Base Financial Contribution under the Infrastructure Agreement. The Chargeable Lot Plan must include the following details:

- (a) *Existing lot* – A Developable Lot the subject of a reconfiguring a lot development application which is to be subdivided to create new lots.
- (b) *Proposed lot* – The lots which are created by subdividing the existing lot and shown on a proposed Plan of Subdivision.
- (c) *Identification of lot types* – A completed Template Lot Type Table identifying each of the lots created by the reconfiguring a lot development application.

In addition, the Area Development Approval requires the lodgement of the following Palmview specific plans:

- Biodiversity Offset Plan is required in the event the provision of infrastructure to service the development traverses an ecologically important area. This site specific plan will assist the landowner to demonstrate their Environmental Offset Requirements or a Financial Contribution in accordance with the Infrastructure Agreement.
- Local Park Concept Plan is required to demonstrate the delivery of a Local Park in accordance with Structure Plan and Infrastructure Agreement.
- Consolidated Services and Streetscape Landscaping Plan is required to demonstrate the provision of infrastructure within the road reserve and minimising any future requirement to remove street trees and landscaping due to conflicts with services, driveways.

The Area Development Approval therefore creates a unique assessment framework and package of Palmview specific planning instruments to enable the delivery of the proposed development of each landowner's area (refer to Figure 2 below). Therefore, the Landowner must undertake this process before carrying out a Reconfiguring, Material Change of Use or Building Work within their land area.

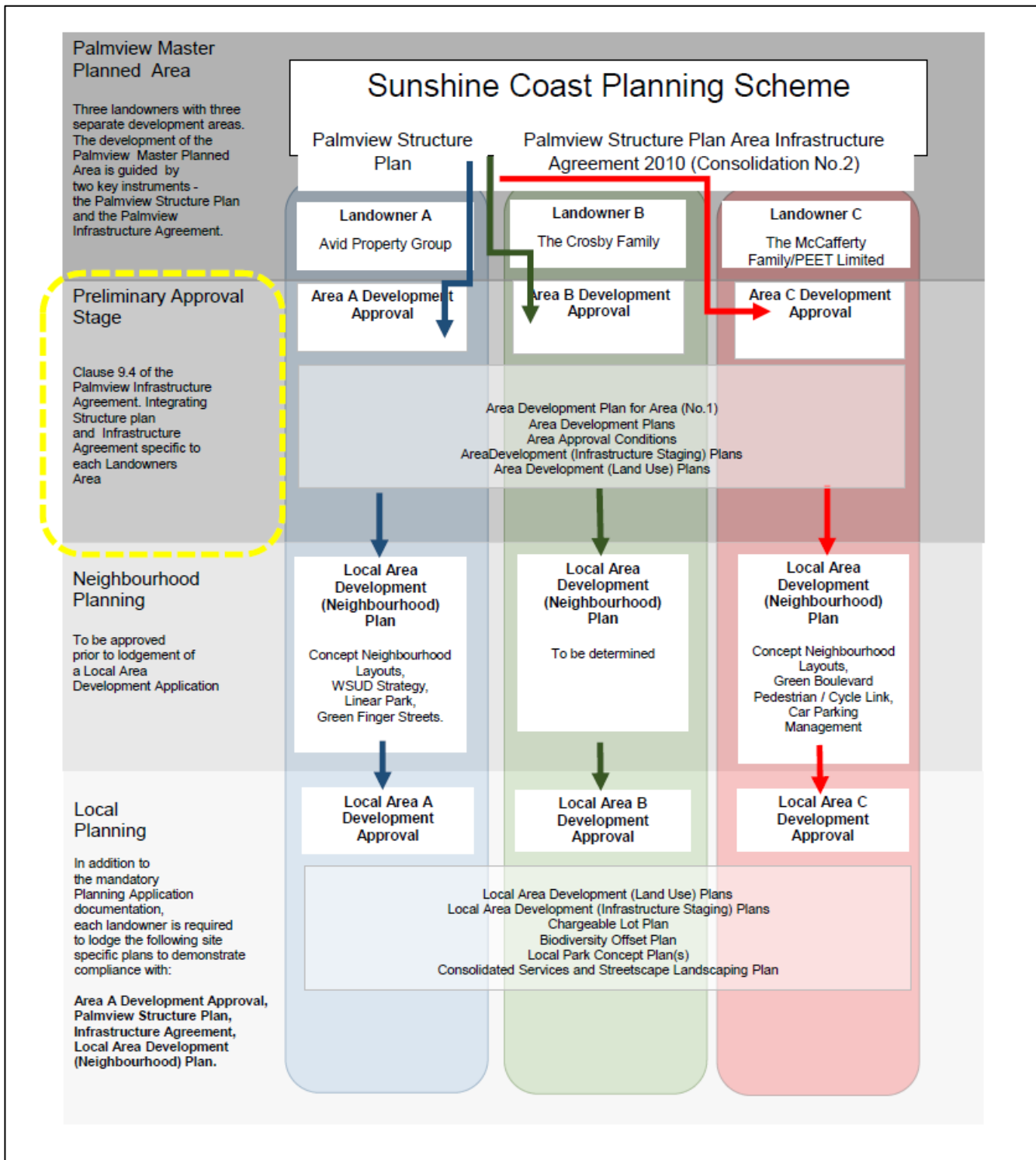


Figure 2 - Palmview Area Development Approval Process