<table>
<tr><td colspan="2">Draft Sunshine Coast Planning Scheme
Review of Submissions
Local Area Key Issues Paper No.20: Palmview Structure Plan Area</td></tr>
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Key Issue:	Amendments to Palmview Structure Plan
No. of submissions:	285 submissions
Major issues raised:	Sequencing of development and infrastructure Greenlink Provision of essential infrastructure Road network Open Space and community facilities Standard planning provisions for emerging communities

1.0 INTRODUCTION

The draft planning scheme incorporates the Palmview Structure Plan and Palmview Structure Plan Planning Scheme Policy as gazetted on 5 November 2010. This structure plan was prepared after considerable community, developer and State consultation and negotiation.

The most comprehensive submissions received on the draft planning scheme in relation to Palmview were from the landowners and a community association. The form letters that were submitted supported the interests of either the landowners/development industry (9 form letters) or the community association (271 form letters).

A number of submissions to the draft planning scheme raised concerns that development in Palmview should be subject to the standard planning provisions applicable to other emerging communities, believing the current inconsistencies will have a major commercial impact on the project.

These submissions supported amendments to the draft planning scheme to:

- allow preliminary approvals to progress over the site;

- create a Palmview Local Area Plan as the relevant planning instrument; and

- allow the general development codes and policies to be applicable to Palmview.

Equally, a number of submissions were concerned about any changes being made to the Palmview Structure Plan, particularly in relation to development and infrastructure sequencing and the provision of and cost apportionment of essential infrastructure.

The majority of form letters supported the following:

- infrastructure agreements to ensure ratepayers would not be burdened with infrastructure costs;

- the current sequencing of development and infrastructure which does not support a connection to Spring Hill Drive until the final stages of development;

- the provision of essential infrastructure, green space and environmental buffers as indicated in the current structure plan;

- the environmental impact measures in the structure plan including flood mitigation and appropriate water and sewer; and

- access to the Bruce Highway via the Western Service Road.

The majority of submissions supported the removal of the North-South Greenlink from the Energex easement, with some advocating its relocation to a widened (4 lane) Claymore Road.

2.0 EXISTING PLANNING SCHEME PROVISIONS

The existing Caloundra City Plan 2004 incorporates the Palmview Structure Plan into Part 12 of the planning scheme and the Palmview Structure Plan Planning Scheme Policy into Part 11.

Consequential amendments to the Caloundra City Plan 2004 were made to reflect the adoption of the structure plan. Consequential amendments were also made to the Maroochy Plan 2000 to reflect the removal of that part of the Palmview Master Planned Area contained in Maroochy Plan 2000 and inserting it instead into Caloundra City Plan 2004.

3.0 DRAFT SUNSHINE COAST PLANNING SCHEME

The Palmview Structure Plan has been translated into the Draft Sunshine Coast Planning Scheme. The Palmview Structure Plan is contained in Part 10 (Planning Partnerships) of the draft planning scheme and associated maps in Schedule 2. The supporting Planning Scheme Policy is contained in Schedule 6.

The Palmview Structure Plan contained in the draft Sunshine Coast Planning Scheme is as it was gazetted on 5 November 2010 and as it was in effect on 22 November 2012 when the amendments to the Sustainable Planning Act 2009 (SPA) commenced, with the exception of those changes required as a consequence of subsequent amendments to to SPA (see below) and administrative changes required to integrate the structure plan into the draft planning scheme (ie. to accord with the new Queensland Planning Provision definitions).

4.0 CONSIDERATION OF ISSUES

Amendments to the *Sustainable Planning Act 2009*

The changes proposed to the existing Palmview Structure Plan for the Palmview Master Planned Area which has been incorporated into the draft Sunshine Coast Planning Scheme relate to matters which are also the subject of a related Infrastructure Agreement between the Council and the Palmview landowners and as such may require changes to the Infrastructure Agreement.

The Council and the Palmview landowners have commenced a process of reviewing the existing Palmview Structure Plan and the Infrastructure Agreement in parallel with a formal Planning Scheme amendment process.

Furthermore, in accordance with section 898(5) of the SPA, the following provisions of the existing Palmview Structure Plan for the Palmview Master Planned Area, which has been incorporated into the draft Planning Scheme, are of no effect:

- master planning requirements;
- provisions stating a master plan may identify alternate levels of assessment;
- provisions that state that development cannot be carried out until there is a master plan for the area; and
- provisions that state that an application for a preliminary approval under s242 of the SPA cannot be made for development in the master planned area.

It is therefore proposed to incorporate into the planning scheme the existing Palmview Structure Plan for the Palmview Master Planned Area with changes which reflect the operation of section 898(5) of SPA.

It is proposed that further changes to the existing Palmview Structure Plan for the Palmview Master Planned Area will be reviewed to inform amendments to the planning scheme.

5.0   DIRECTION

That submissions to the Palmview Structure Plan area be referred to the separate planning scheme amendment process being undertaken for the Palmview Structure Plan area, in conjunction with amendments to the Palmview Structure Plan Infrastructure Agreement.   This Planning Scheme amendment process will inform amendments to the planning scheme.