

# Agenda

## **Special Meeting (Strategic Planning)**

**Monday, 31 October 2016**

**commencing at 9.00am**

**Council Chambers, 1 Omrah Avenue, Caloundra**



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**1 DECLARATION OF OPENING**

On establishing there is a quorum, the Chair will declare the meeting open.

**2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE****3 OBLIGATIONS OF COUNCILLORS****3.1 DECLARATION OF MATERIAL PERSONAL INTEREST ON ANY ITEM OF BUSINESS**

Pursuant to Section 172 of the *Local Government Act 2009*, a councillor who has a material personal interest in an issue to be considered at a meeting of the local government, or any of its committees must –

- (a) inform the meeting of the councillor's material personal interest in the matter; and
- (b) leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.

**3.2 DECLARATION OF CONFLICT OF INTEREST ON ANY ITEM OF BUSINESS**

Pursuant to Section 173 of the *Local Government Act 2009*, a councillor who has a real or perceived conflict of interest in a matter to be considered at a meeting of the local government, or any of its committees must inform the meeting about the councillor's personal interest the matter and if the councillor participates in the meeting in relation to the matter, how the councillor intends to deal with the real or perceived conflict of interest.



**4 REPORTS DIRECT TO COUNCIL****4.1 PLANNING AND ENVIRONMENT****4.1.1 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE AT LOT 1, 2 & 3 RP 165741, LOT 345 CG 501 AND LOT 505 SP 235650, BRUCE HIGHWAY, PALMVIEW****File No:** MCU16/0085**Author/Presenter:** Principal Project Planner  
Planning and Environment Department**Appendices:** [⇒App A - Conditions of Approval](#)  
[⇒App B - Area Development Plan \(No.1\) 2016](#)  
[⇒App C - Approved Plans](#)**Attachments:** [⇒Att 1 - Plans Requiring Amendments \(\*Under Separate Cover\*\)](#)  
[⇒Att 2 - Concurrence Agency Response \(\*Under Separate Cover\*\)](#)  
[⇒Att 3 - Reference Document Urban Design Report \(\*Under Separate Cover\*\)](#)  
[⇒Att 4 - Reference Plans Area Development \(Infrastructure Stage\) Plan – Stages 1-7 \(sheets 5-14\) \(\*Under Separate Cover\*\)](#)  
[⇒Att 5 - Reference Document Water Sensitive Urban Design \(\*Under Separate Cover\*\)](#)  
[⇒Att 6 - Reference Document Concept Stormwater Management Plan \(\*Under Separate Cover\*\)](#)  
[⇒Att 7 - Reference Document Flood Impact Assessment \(\*Under Separate Cover\*\)](#)  
[⇒Att 8 - Reference Document Landscape Vision Report \(\*Under Separate Cover\*\)](#)  
[⇒Att 9 - Supporting Information - Neighbourhood Concept Plans \(\*Under Separate Cover\*\)](#)

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**PURPOSE**

The purpose of this report is to:

- (a) Seek council's determination of an Application for Preliminary Approval for Material Change of Use of Premises that Varies the Effect of the Planning Scheme (Section 242 and Section 899 of the *Sustainable Planning Act 2009*) over Area A (the Avid Property Group landholdings) of the Palmview Master Planned Area under the Palmview Structure Plan (see Other Plans Map OPM P5), being the Land the Subject of this Preliminary Approval at Bruce Highway Palmview;

The application is before council because it does not meet the Delegation Criteria within the Sustainable Planning Delegation of Authority in that:

- (a) the estimated construction value of the proposed development exceeds \$50 million; and
- (b) the Application is for a Preliminary Approval for a Material Change of Use of Premises that Varies the Effect of the Planning Scheme (Section 242 of the *Sustainable Planning Act 2009*).

**EXECUTIVE SUMMARY**

The proposal seeks approval for a Preliminary Approval for Material Change of Use of Premises to which Sections 242 and 899 of the *Sustainable Planning Act 2009* apply to vary the effect of the Planning Scheme for Area A of the Palmview Master Planned Area under the Palmview Structure Plan.

Area A is the area of the Palmview Master Planned Area, which is the landholdings of the Avid Property Group (hereon referred to as the 'Applicant'). Area A is also referred as 'Harmony' for the purposes of Avid Property Group's marketing of the site.

This Preliminary Approval is in accordance with the provisions of s242 and s899 of the *Sustainable Planning Act 2009* and is referred to as the 'Area Development Approval' in accordance with Clause 9.4 of the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2).

The proposal seeks approval for a Preliminary Approval for Material Change of Use of Premises to which Sections 242 and 899 of the *Sustainable Planning Act 2009* apply to vary the effect of the Planning Scheme for Area A of the Palmview Master Planned Area under the Palmview Structure Plan (hereon referred to as the 'Structure Plan'). This preliminary approval application is referred to as the 'Area Development Application' in accordance with Clause 9.4 of the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No.2) (hereon referred to as the 'Infrastructure Agreement').

The Area Development Approval (hereon referred to as the 'Application') is required to demonstrate the development is substantially consistent with the obligations stated in the Infrastructure Agreement and the Structure Plan, specifically the Application:

- Proposes to replace all of the Palmview Structure Plan Maps with a suite of new plans, referred to as Area Development Plans applicable to Area A only, which are generally consistent with the Palmview Structure Plan.
- Proposes Area A Development Plans which include the following variations:
  - (a) Realignment of the southern extent of the District Collector road network to connect the road network to the future western service road;
  - (b) Realignment of the neighbourhood collector road network;
  - (c) Realignment and extension of Dedicated Bicycle and Pedestrian Corridor;
  - (d) Relocation of the Major Transit Station to an indicative location closer to the District Activity Centre;
  - (e) Minor reconfiguration of 2 parks within the Major Urban Open Space Infrastructure Network;
  - (f) Minor variations to the configuration of the Community Use Precincts; and
  - (g) Minor variations to the sewer and water infrastructure alignments.

The applicant has provided a suite of supporting documents to demonstrate the proposal is substantially consistent with the Structure Plan and Infrastructure Agreement, specifically:

- Local Area Development (Infrastructure Stage) Plan(s) prepared by RPS dated 20 June 2016;
- Urban Design Report prepared by RPS dated June 2016;
- Landscape Vision Report prepared by RPS dated June 2016;
- Concept Stormwater Management Plan prepared by Calibre dated 1 July 2016;
- Water Sensitive Urban Design Strategy prepared by Netgain Environments dated 4 July 2016;
- Road Type Cross Sections prepared by RPS Group dated 29 June 2016; and

The application includes a series of Neighbourhood Concept Plans, prepared by RPS Group, which are not to be approved. These plans are included to demonstrate a potential



development layout for the first 1200 lots. The concept layout includes the following details as examples of how the proposed development could be undertaken in accordance with the applicants proposed Urban Design principles:

- Lot mix and sizes, including terrace lots through to detached lots (ranging from 150m<sup>2</sup> to 540m<sup>2</sup>)
- On street parking for visitors and to service local linear parks.
- 7.5m wide road pavements to assist with on-street parking;
- Green finger streets; and
- Northern Linear Local Park.

The proposal for the preliminary approval over Area A of the Structure Plan Area is considered to be substantially consistent with Structure Plan and Infrastructure, with the proposed variations being generally minor in nature.

The proposal maintains the dominant land use areas, Precincts and sub-precincts. All significant open space areas including buffers (environmental transition areas) are the same as the Structure Plan. The identified flood levels on Other Plans Map OPM P2(a) - Flood Prone Land have also been updated to ensure future urban purposes are not developed within the flood plain. The proposal is substantially consistent with the Strategic Outcomes for the Master Planned Area.

It is recommended that Council approve the application including the Area Development Plan for Area A (No. 1) 2016 and the Area Development Plans for Area A.

### **OFFICER RECOMMENDATION**

**That Council approve Application No. MCU16/0085 at Lot 1, 2 & 3 RP 165741, Lot 345 CG 501 and Lot 505 SP 235650, Bruce Highway, Palmview, and grant a Preliminary Approval for a Material Change of Use of Premises to Which Sections 242 and 899 of the *Sustainable Planning Act 2009* Apply to Vary the Effect of the Planning Scheme for Area A of the Palmview Master Planned Area under the Palmview Structure Plan (see Other Plans Map OPM P5), being the Land the Subject of this Preliminary Approval situated at Bruce Highway Palmview in accordance with:**

- (a) Conditions of Approval (Appendix A)**
- (b) Area Development Plan (No.1 ) 2016 (Appendix B) and**
- (c) Approved Plans (Appendix C).**

### **FINANCE AND RESOURCING**

Area A is subject to the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No 2) and the development of Area A must be undertaken in accordance with the Infrastructure Agreement.

This Preliminary Approval does not authorise assessable development and does not trigger a Financial Contribution in accordance with the Infrastructure Agreement.

### **CORPORATE PLAN**

Corporate Plan Goal: *A new economy*

**Outcome:** 1.2 - New capital investment in the region

**Operational Activity:** 1.2.3.3 - Continue to progress planning, infrastructure delivery solutions and service integration for key development areas at Kawana, Palmview and Caloundra South

## CONSULTATION

### Internal Consultation

The application was forwarded to the following branches for input:

- Major Urban Developments Branch
- Engineering and Environment Assessment Unit
- Strategic Planning
- Environment Operations
- Parks and Gardens.

Their assessment forms part of this report.

### External Consultation

Council officers have engaged with Unitywater, Department of Infrastructure Local Government and Planning, the Department of Transport and Main Roads and the Department of Environment and Heritage Protection on this application.

Their comments and assessment form part of this report.

## SITE DETAILS

### Background/Site History

On the 23 April 2015, council finalised the renegotiated agreement for the delivery of infrastructure for the Palmview Structure Plan Area with Unitywater and Palmview landowners including Avid Property Group (formerly known as Investa Property Group). Through the renegotiation of the Palmview Structure Plan Infrastructure Agreement, Council has ensured that Palmview landowners will provide infrastructure suitable to service the development.

Extensive pre-lodgement discussions including a series of workshops were held with the applicant between March 2015 and September 2016 to negotiate and resolve any issues related to the proposed development principles.

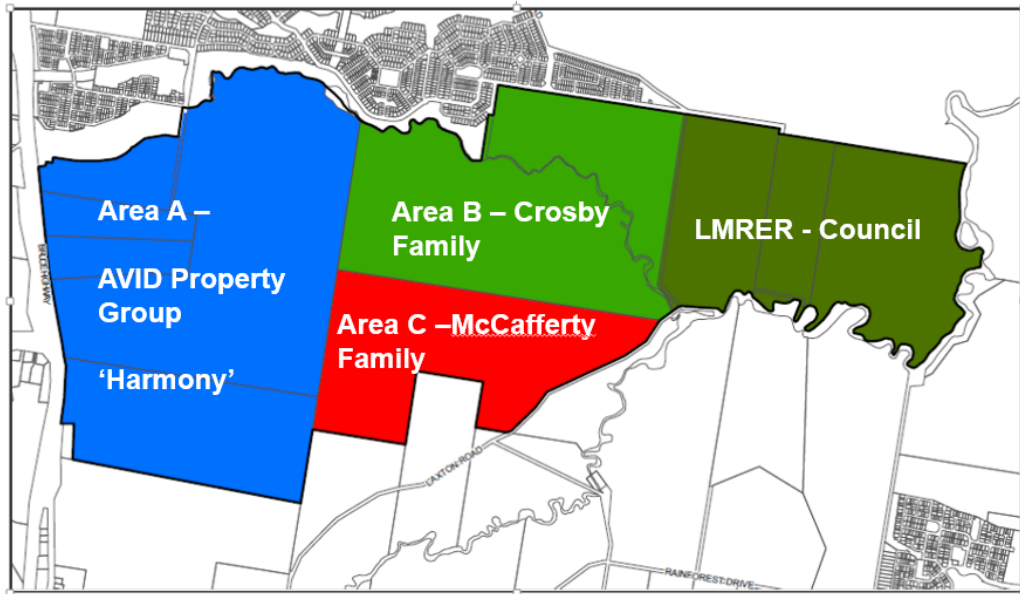
### Site Description

The application site is situated at 6324 Bruce Highway, Palmview and is described as Lots 1-3 RP165741, Lot 345 CG5011 and Lot 505 SP235650. The Application site comprises an area of 377.92 hectares.

The application site is identified as Area A of the Palmview Master Planned Area in the Infrastructure Agreement and on Other Plans Map OPM P5 of the Palmview Structure Plan (refer Figure 1 below).

There are four key landowners across the Master Planned Area as follows:

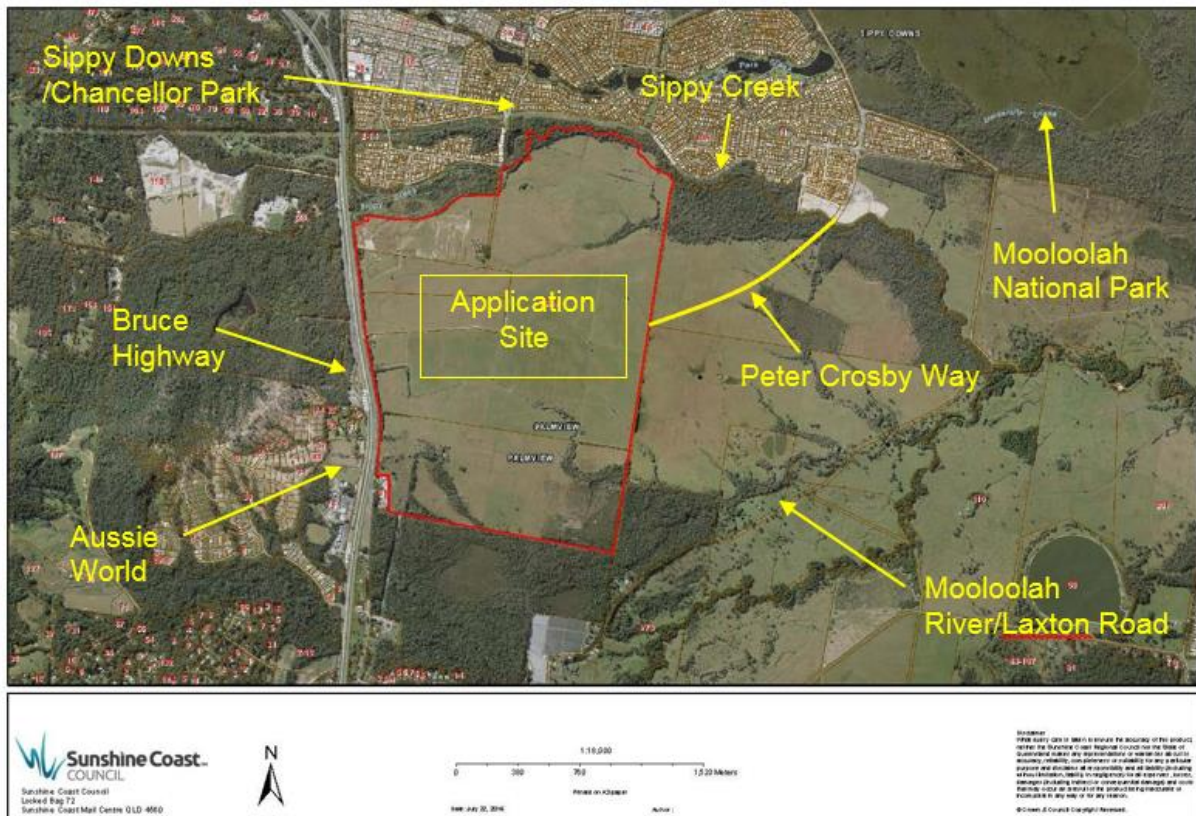
Area A -	AVID Property Group
Area B -	The Crosby Family
Area C -	The McCafferty Family
Lower Maroochy River Environmental Reserve (LMRER) -	Sunshine Coast Council



**Figure 1 – Land Areas, Palmview Master Planned Area**

The area is characterised by slightly undulating to low lying topography, generally sloping in an east-south-east direction, into the two principal waterways of Mooloolah River and Sippy Creek and rising to 25m AHD in the far north-west and western sections of the Structure Plan Area.

The site has unconstructed road frontages to Springhill Drive and the Bruce Highway. The first major road link, which will be known as Peter Crosby Way is under construction and will service all three landholdings (as indicated on Figure 2 below).



**Figure 2 – Application Site**

### Surrounding Land Uses

The application site is located within, and equates to 66.5% of the developable area of the Palmview Structure Plan Area. The Structure Plan Area is located immediately south of the Sippy Downs/Chancellor Park urban community and to the west of the Kawana Town Centre. The Master Planned Area is approximately 926 hectares in area with boundaries generally defined by:-

- (a) Sippy Creek, Cavalry Road, Claymore Road and Mooloolah River National Park to the north;
- (b) the Mooloolah River to the east;
- (c) the Palmview Conservation Park, Laxton Road and the Mooloolah River to the south; and
- (d) the Bruce Highway to the west.

### PROPOSAL

The application seeks approval of a development application for a preliminary approval to which Section 242 and Section 899 of the *Sustainable Planning Act 2009* apply. The subject application for a Preliminary Approval is also a requirement of the Infrastructure Agreement.

Clause 9.4 of the Infrastructure Agreement specifically requires the applicant to make an application to Council (referred to as an 'Area Development Application' in the Infrastructure Agreement) for an approval of the Proposed Development of all of their Area (referred to as 'Area A' in the Infrastructure Agreement) before carrying out a Reconfiguring a Lot, Material Change of Use or Building Work for their Area. The Area Development Application is hereon referred to as the 'Application'.

The Application is proposed in accordance with Section 899 of the *Sustainable Planning Act 2009*, which removes the requirements for public notification for particular development applications where they are located in master planned areas. To comply with the provisions under Section 899 of the *Sustainable Planning Act 2009* the application is required to:

- (a) Be substantially consistent with the structure plan area code identified or included in the structure plan for the area;
- (b) Be substantially consistent with any master plan area code included in a master plan that applies to land or part of the land in the area; and
- (c) Not change the type of assessment for the development or, if it does, it seeks to change it in a way mentioned in section 295(3)(b) of the Act.

### Approved Development - Area Development Plan

The Approved Development Plan comprises all consistent uses, which are proposed to be applicable to Area A. These uses will continue to apply to future development applications.

This document will be referred to as the 'Area Development Plan for Area A (No. 1) 2016'.

The proposed Area Development Plan will identify all potential development which the applicant might seek approval for within Area A.

### Vary the Effect of a Local Planning Instrument

The Area Development Plan proposes to include all relevant details related to the proposed variations that effect the local planning instrument, including variations specifically related to:

- Structure Plan Tables of Assessment,
- Structure Plan Codes for Development;
- Planning Scheme Policy for Palmview Structure Plan; and
- Palmview Structure Plan Maps.

### **Variations to the Structure Plan Tables of Assessment**

#### Material Change of Use to establish a Detached Dwelling

The Application proposes to vary the level of assessment for a dwelling house located within the mixed density precinct, which is to be developed as a Display Dwelling prior to the completion of all essential services (for example, Roads, Trunk Sewer and Water Infrastructure).

Specifically, until such time as essential services are provided to a site within the Mixed Density Residential Precinct, an application for a Material Change of Use to establish a Detached Dwelling would be subject to impact assessment.

#### Palmview Structure Plan Area Code

- (a) Variation to the Height of Buildings and Structures, 10.3.4.5 Performance Outcomes and Acceptable Outcomes for the Mixed Density Residential Precinct

The Application proposes to vary the Palmview Structure Plan Area Code, specifically Acceptable Outcome A02.1 in Table 10.3.4.5 (Performance Outcomes and Acceptable Outcomes for the Mixed Density Residential Precinct) to include specific wording referring to *any future Sales Office, where a display dwelling*, as follows:

*A02.1 – Development ensures that the building height of a dwelling house or a Sales Office (where a display dwelling) in the Mixed Density Residential Precinct does not exceed a building height of 8.5 metres*

#### New Applicable Development Codes

The Application proposes to include two new Development Codes, as required by the State Department of Transport and Main Roads. These new Development Codes would require variations to the Table of Assessment to make the Codes applicable to any application for development, specifically:

- (a) Harmony State-Controlled Road Amenity Code

This code is proposed to ensure any future development applications are assessed for acceptable noise levels by mitigating adverse impacts on the development from noise generated by a state transport corridor.

- (b) Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code

This code is proposed to ensure any impacts arising from stormwater events associated with the development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor

### Variations to Planning Scheme Policy for Palmview Structure Plan

The Application proposes to delete Section SC6.20.9(3)(d) of the Planning Scheme Policy for Palmview Structure Plan, where applicable to future development applications in Area A.

This section relates to the standards for the urban open space infrastructure network, for example the assessment of contaminated land, the location of easements and infrastructure within open space.

### Variations to Palmview Structure Plan Maps

The Application proposes to replace all of the Palmview Structure Plan Maps with a suite of new plans, referred to as 'Area Development Plans', which would be applicable to Area A only.

The proposed plans are as follows:

- OPM P1 – Sub-regional Context
- OPM P2(a) – Area Development (Flood Prone) Land
- OPM P2(b) – Area Development (Ecologically Important Areas) Plan
- OPM P3 – Area Development (Land Use Structure) Plan
- OPM P4 - Area Development (Infrastructure Elements) Plan
- OPM P5 - Area Development (Development Entitlements) Plan
- OPM P6 - Area Development (Precincts and Sub-precincts) Plan
- OPM P7 - Area Development (Development & Transport Infrastructure Network Sequencing) Plan
- OPM P8 - Area Development (Road Transport Infrastructure Network) Plan
- OPM P9 - Area Development (Public Transport Infrastructure Network) Plan
- OPM P10 – Area Development (Bicycle and Pedestrian Infrastructure Network) Plan
- OPM P11 - Area Development (Urban Open Space Infrastructure Network) Plan
- OPM P12 – Area Development (Non-Urban Open Space Infrastructure Network) Plan
- OPM P13 - Area Development (Community Facilities Infrastructure Network) Plan
- OPM P14 – Area Development (Electricity Infrastructure Network) Plan

The Application proposes to include minor variations to the plans details, specifically:

- (a) Realignment of the southern extent of the District Collector road network to connect the road network to the future western service road;
- (b) Realignment of the local road network to facilitate the future Display Village;
- (c) Realignment and extension of the Dedicated Bicycle and Pedestrian Corridor;
- (d) Relocation of the Major Transit Station to an indicative location closer to the District Activity Centre;
- (e) Minor reconfiguration of 2 parks within the Major Urban Open Space Infrastructure Network;
- (f) Minor corrections to the extent of Flood Prone Land in response to Councils updated Flood Model;
- (g) Minor variations to the configuration of the Community Use Precincts; and
- (h) Minor variations to the sewer and water infrastructure.

### Supporting Information Accompanying the Application

The following documents are proposed to form Reference Plans and Documents in support of the Application:

- Local Area Development (Infrastructure Stage) Plan(s) prepared by RPS dated 20 June 2016;
- Urban Design Report prepared by RPS dated June 2016;

- Landscape Vision Report prepared by RPS dated June 2016;
- Concept Stormwater Management Plan prepared by Calibre dated 1 July 2016;
- Water Sensitive Urban Design Strategy prepared by Netgain Environments dated 4 July 2016;
- Road Type Cross Sections prepared by RPS Group dated 29 June 2016; and
- Traffic Engineering Report prepared by TTM dated July 2016.

In addition, the Application includes a series of additional documents which have been submitted to demonstrate how the proposed development will deliver upon the principles and outcomes detailed in the supporting Referenced Documents would be achieved, these include

- Neighbourhood Concept Plans prepared by RPS dated March 2016;
- Neighbourhood Engineering Concept Plans; and
- Bulk Earthworks Plan.

## **ASSESSMENT**

### **Framework for Assessment**

#### Instruments for Statutory Assessment

Under the *Sustainable Planning Act 2009* the application must be assessed against each of the following statutory planning instruments to the extent they are relevant to the development:

- State Planning Policy;
- South East Queensland Regional Plan 2009-2031;
- State Planning Regulatory Provisions;
- Palmview Structure Plan; and
- Sunshine Coast Planning Scheme 2014 (1 April 2016)

Of these, the statutory planning instruments relevant to this application are discussed in the sections that follow.

### **Statutory Instruments – State and Other**

#### State Planning Policy

The Queensland Government established the State Planning Policy (SPP) in December 2013 to simplify and clarify matters of state interest in land use planning and development. The SPP took effect superseding all previous State Planning Policies, and is applicable to this application.

Subsequently, the Queensland Government, as part of its planning reform process, has amended the SPP (July 2014) to incorporate current Government priorities. The Minister has identified that the SPP has been appropriately reflected in the *Sunshine Coast Planning Scheme 2014*.

#### South East Queensland (SEQ) Regional Plan

The site is located within the Urban Footprint and identified as a Regional Development Area of the South East Queensland Regional Plan. The proposed development is generally consistent with the regional land use intent, regional policies and desired regional outcomes

for this designation, however the scale of the development triggers assessment against the SEQ Regional Plan Regulatory Provisions, and this is discussed in the following section.

### **State Planning Regulatory Provisions**

The State Regional Plan Regulatory Provisions are applicable to this application because the application involves a material change of use in a development area:

- (a) the GFA on the premises is more than 10 000 m<sup>2</sup>; and
- (b) the premises is more than 10 000 m<sup>2</sup>.

The South East Queensland Regional Plan identifies the application site as a Regional Development Area, which would contribute towards a projected target of an additional 98,000 dwellings within the South East Queensland Region by the year 2031. On completion of the development, the application area would provide approximately 4,790 new dwellings, together with commercial uses and land to be transferred to Council for environmental and open space purposes. The proposed development is substantially consistent with the regional land use intent, regional policies and desired regional outcomes for this designation and consistent with the future planning intent for the area.

### **Palmview Structure Plan**

The application must be assessed against the Palmview Structure Plan which provides an integrated land use and infrastructure framework for the Master Planned Area. The following specific elements of the Structure Plan have been assessed to ensure the application for Area A complies with the Structure Plan, specifically:

- (a) *the strategic outcomes for the Master Planned Area;*
- (b) *the applicable codes for development in the Master Planned Area;*
- (c) *the Palmview structure plan area code; and*
- (d) *the Palmview Structure Plan supported documents including:-*
  - (i) *relevant provisions of the Sunshine Coast Planning Scheme;*
  - (ii) *the Planning scheme policy for the Palmview Structure Plan; and*
  - (iii) *Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2).*

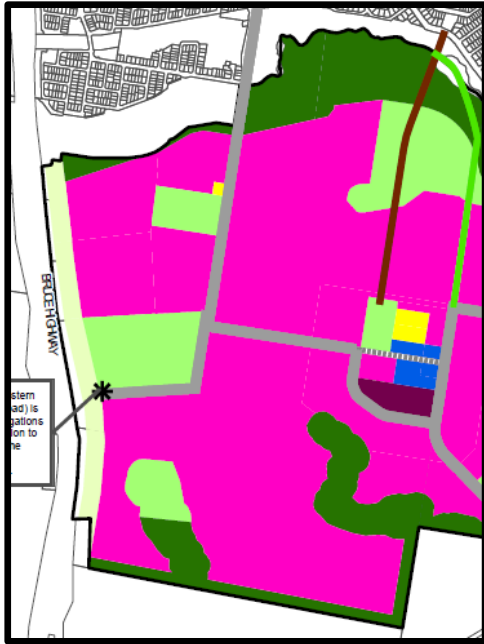
### **Strategic Outcomes for the Master Planned Area**

The Strategic Outcomes are spatially represented on the Palmview structure plan maps OPM P1 through to OPM P5. The Application has been assessed against the Strategic Outcomes the main issues arising from that assessment have been detailed as follows:

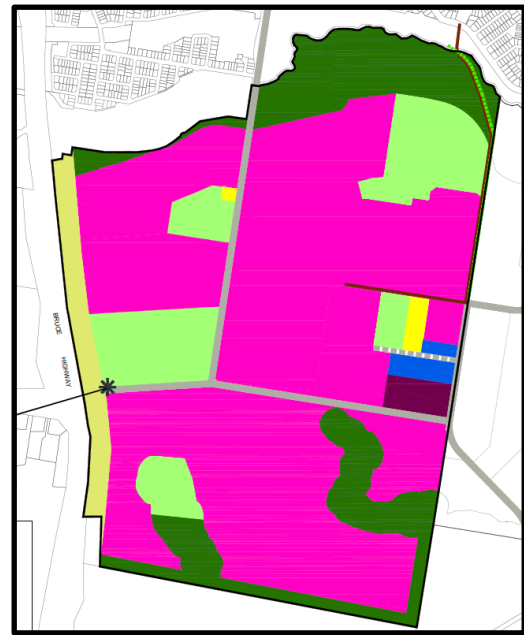
#### **Intent for Structure Plan Area**

The Applicants proposal for Area A of the Structure Plan Area is substantially consistent, providing the same dominant land use areas (refer to Figures 3 and 4 below). The proposed land use structure would ultimately support a similar range of mixed and medium density residential lot sizes and housing types, which would enable greater choice and housing affordability within close proximity to the University of the Sunshine Coast, the Sunshine Coast University Hospital, the Sippy Downs Town Centre and the Kawana Town Centre.





**Figure 3 (Structure Plan OPM P3)**



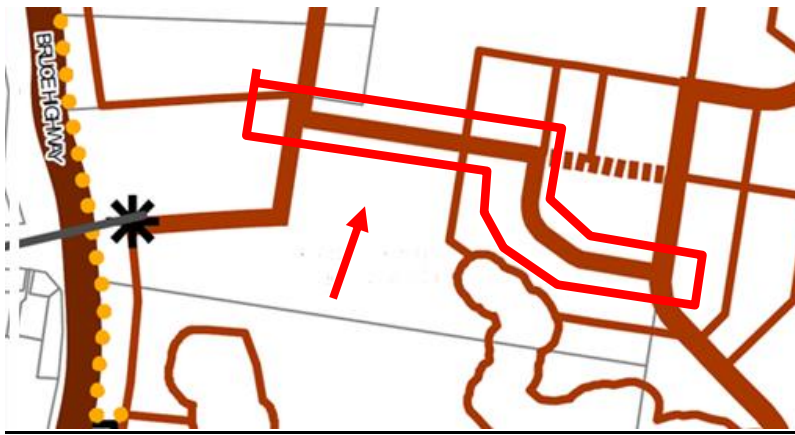
**Figure 4 (Proposed Plan OPM P3)**

The application is proposed to be supported by an integrated network of public and active transport corridors to provide both internal and external links maintaining the Structure Plan objectives to establish Palmview Master Planned area as a transit oriented community. For example, the proposal would maintain the strategic connections to the Sippy Downs Town Centre via a dedicated pedestrian and bicycle corridor as well a future extension to Springhill Drive, to the University of the Sunshine Coast. In addition, the application proposes a highly integrated and accessible network of pedestrian and bicycle priority connections throughout the development

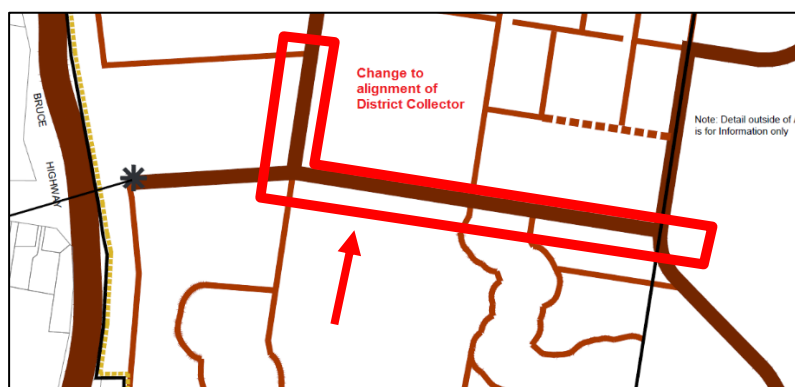
All significant open space areas including buffers (environmental transition areas) have been adopted in the proposed Structure Plan maps. Furthermore, the identified flood levels on Other Plans Map OPM P2(a) - Flood Prone Land have been updated to ensure future urban purposes cannot be proposed within the flood plain.

#### District Collector Road

The current Palmview Structure Plan map OPM P8 (Road Transport Infrastructure Network) identifies the southern extent of the District Collector road network as providing a connection from Springhill Drive through to the Southern Road. The Application proposes a change to the southern extent of the District Collector road network to create a more direct east-west link to future western service road (refer to Figure 6 below). The change to the road alignment would also reduce the potential for traffic travelling along the main street through the District Activity Centre to access Peter Crosby Way or the Southern Road. In addition, the re-alignment of the 'east-west' section of the 'Springhill Drive would also facilitate the existing SEQ trunk water main being located within a major road reserve.



**Figure 5 – Structure Plan Alignment of District Collector**



**Figure 6 – Proposed Variation to District Collector**

#### Neighbourhood/Local Road Network

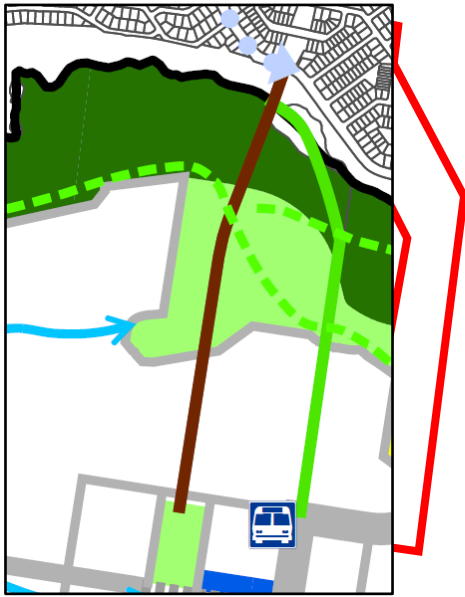
The Application proposes a variation to Palmview Structure Plan Map OPM P8 (Road Transport Infrastructure Network) to facilitate a new Neighbour Collector road, which would redirect traffic northward to avoid the future Display Village.

The Application seeks to reduce the amount of direct through traffic from Peter Crosby Way using the access road to the north of the Town Park as a 'rat run' to Springhill Drive.

It is noted, that the Concurrence Agency, Department of Transport and Main Roads have approved the Application with an amended plan showing variations to the Public Transport Route, which requires the road to be connected for the purposes of providing a future bus route.

#### Dedicated Bicycle and Pedestrian Corridor

The dedicated pedestrian and bicycle corridor as shown on the current Palmview Structure Plan map OPM P10 (Bicycle and Pedestrian Infrastructure Network) is proposed to be relocated along the eastern boundary of the site (rather than through the RR1-1 park). In addition, the Bicycle and Pedestrian Corridor is proposed to connect with the north-south neighbourhood/local road.



**Figure 7 – Current Alignment**



**Figure 8 – Proposed Variation**

The proposed realignment of the bicycle and pedestrian corridor would co-locate it with the dedicated public transport corridor, maintaining the strategic connection through to University Way while preserving the southern link to the District Activity Centre.

Co-locating the bicycle and pedestrian corridor in this location would have the benefit of reducing the number of intersections and roads that pedestrians and cyclists would have to cross. In addition, the application proposes to extend the dedicated bicycle and pedestrian corridor past the structure plan termination point at the Town Park, extending the corridor to the western edge of the District Activity Centre to connect to the future Linear Local Park and its off-road bicycle and pedestrian network.

#### Major Transit Station

The current Palmview Structure Plan map OPM P9 (Public Transport Infrastructure Network) conceptually identifies a location for the Major Transit Station (refer to Figure 9 below). The Application proposes a variation to that location, which would relocate the transit station further south and closer to District Activity Centre. The proposed location is shown as indicative and generally at the end of the Main Street through the District Activity Centre.

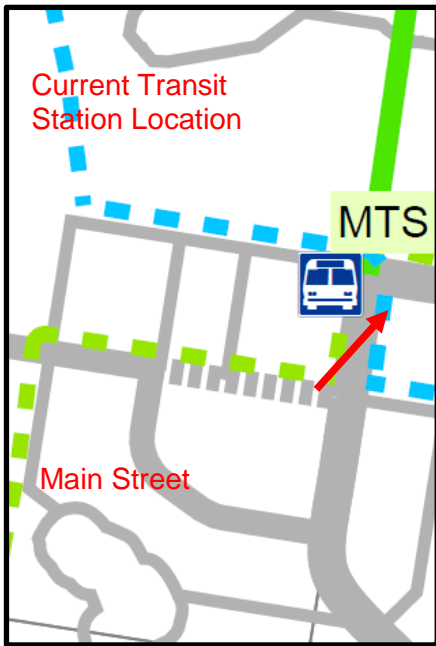


Figure 9 – Current Location

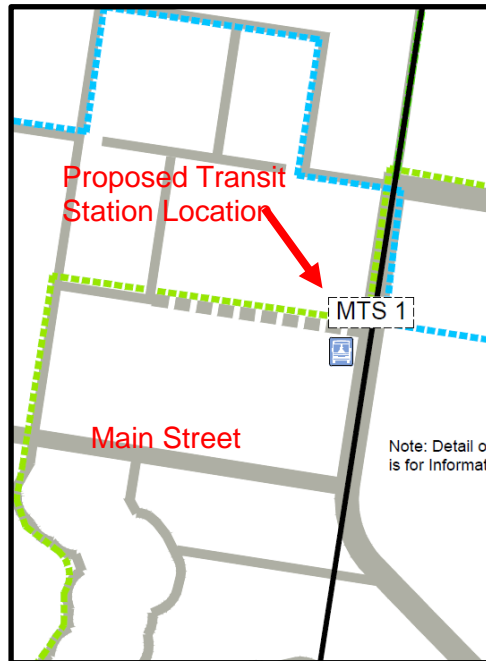


Figure 10 – Proposed Location

The proposed location is marked as indicative, however it better maintains the Structure Plan intent to establish the transit centre as a prominent feature of the District Activity Centre (PO17 of the Development of Infrastructure and Services, Palmview Structure Plan Area Code). The Transit Station is identified in the Structure Plan as a significant structural element of the District Activity Centre along with the main street, the town park and civic plazas. To ensure the intent for the Transit Station and more broadly the District Activity Centre is achieved conditions of approval are recommended.

Major Urban Open Space Infrastructure Network

The application proposes two variations to the Palmview Structure Plan map OPM P11 (Major Urban Open Space Infrastructure Network), specifically to rationalise the road edge along the southern boundary of Regional Recreation Park (RR1-1) and to reconfigure the District Recreation Park (DR1) and to co-locate future community use precinct in the north-eastern corner of the park (refer to Figure 11 below).

The proposed variations are substantially consistent with the conceptual detail for the open space infrastructure network identified on Other Plans Map OPM P11 (Palmview Master Planned Area Urban Open Space Infrastructure Network). In addition, the minor variations to the configuration of each park would still comply with the minimum area and width standards specified in the Planning Scheme Policy for the Palmview Structure Plan and the obligations under the Infrastructure Agreement.

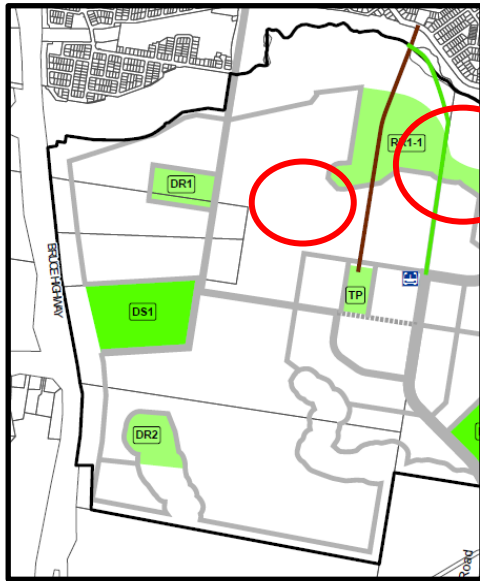


Figure 11 – Current Configuration



Figure 12 – Proposed Variation

Flood Prone Land

The Palmview Structure Plan Map OPM P2(a) (Flood Prone Land) (refer to Figure 13 below) identifies land, which is inundated by the defined flood event in the most recent flood modelling. The proposed variation to the plan (refer to Figure 14 below) comprises minor corrections to the flood extent i.e. it reduces area previously identified as flood prone.

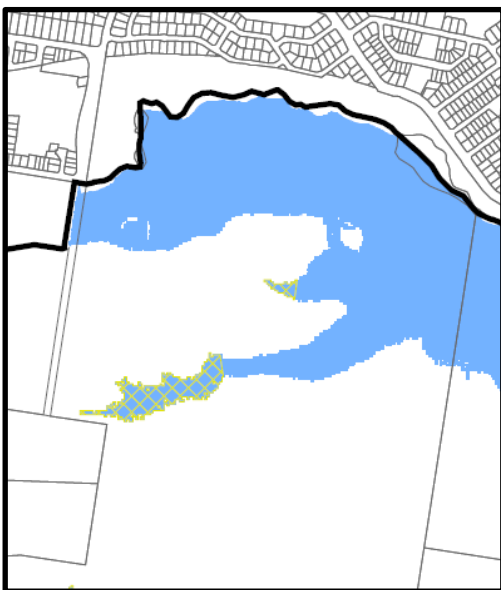


Figure 13 – Current Flood Extent

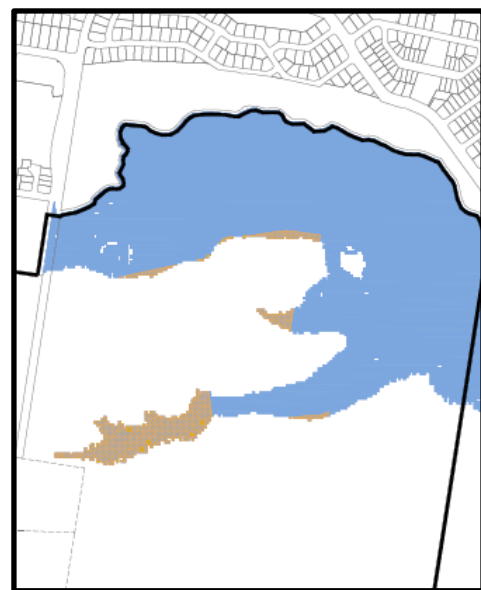


Figure 14 –Variation to Flood Extent

Community Use Precinct

The application area supports a local community use precinct in the north-west and a major community use precinct in the centre of the District Activity Centre (refer to the 2 land uses identified as yellow in Figure 15 and 16 below). The application proposes minor variations to the configuration of these precincts. In the case of the local community use precinct, the District Recreation Park (DR1) has been varied such that it extends west and north to wrap

the community use precinct. This potentially has the benefit of improving the integration of the community and open space precincts.

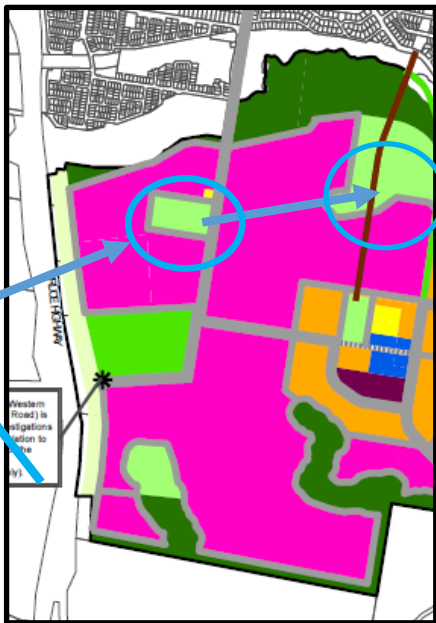


Figure 15 – Current Configuration



Figure 16 – Proposed Variation

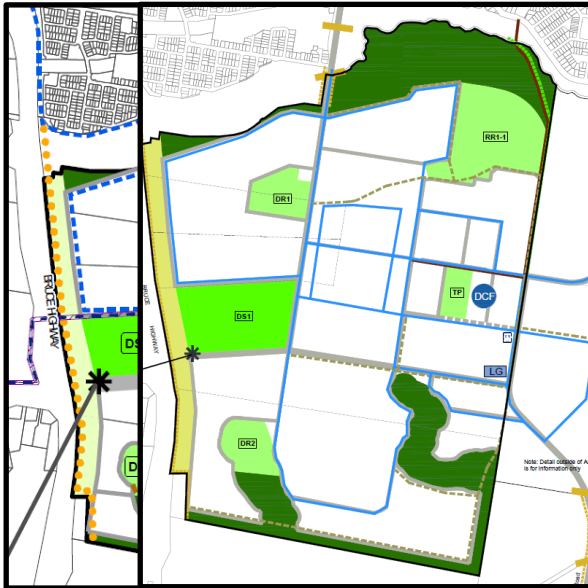
The proposed variations do not change the area required for the District Community Facilities precinct. The proposal would consolidate the District Community Facilities with the Town Park area and could enhance the integration between the future community use and the town park, potentially removing the requirement for a separating local road.

Sewer and Water Infrastructure

The Palmview Structure Plan map, Other Plans Map OPM P4 (Palmview Master Planned Area Infrastructure Elements), identifies conceptually on plan, in part only, the future integrated water management and sewer infrastructure. The applicant has undertaken further investigations into the integrated water management infrastructure, which comprises the water supply infrastructure and sewer infrastructure. The application proposes variations to the water and sewer infrastructure in response to the current proposed development layout.

Proposed Plan OPM P4 demonstrates an intent that major water and sewerage infrastructure would generally be located within road reserves wherever practical, which is a preferred and desirable outcome. However, it is acknowledged that final alignments may need to be varied in some locations to suit detailed development layouts. Underground services infrastructure within road reserves would preferably be located on standard alignments within verge areas. It is recommended that a condition is attached to require the assessment and approval of any services infrastructure on non-standard alignments (e.g. ‘deep sewers’ proposed to be located in road medians).





**Figure 17 – Current Configuration**

**Figure 18 – Proposed Variation**

Overall, the Applicants proposed variations to the Structure Plan maps for Area A are substantially consistent with the Strategic Outcomes for the Master Planned Area. The plans propose variations, which maintain the broad configuration of land use precincts and sub-precincts in accordance with the Palmview Structure Plan.

Material Change of Use for a Dwelling House within the Mixed Density Residential Precinct.

The Application seeks to vary the Table 10.3.3.3B Mixed Density Residential Precinct Table of Assessment, for a Material Change of Use for a Dwelling House. The variation specifically seeks to increase the level of assessment of an application for a Material Change of Use for a Detached Dwelling to impact assessment where essential services are not provided to the lot.

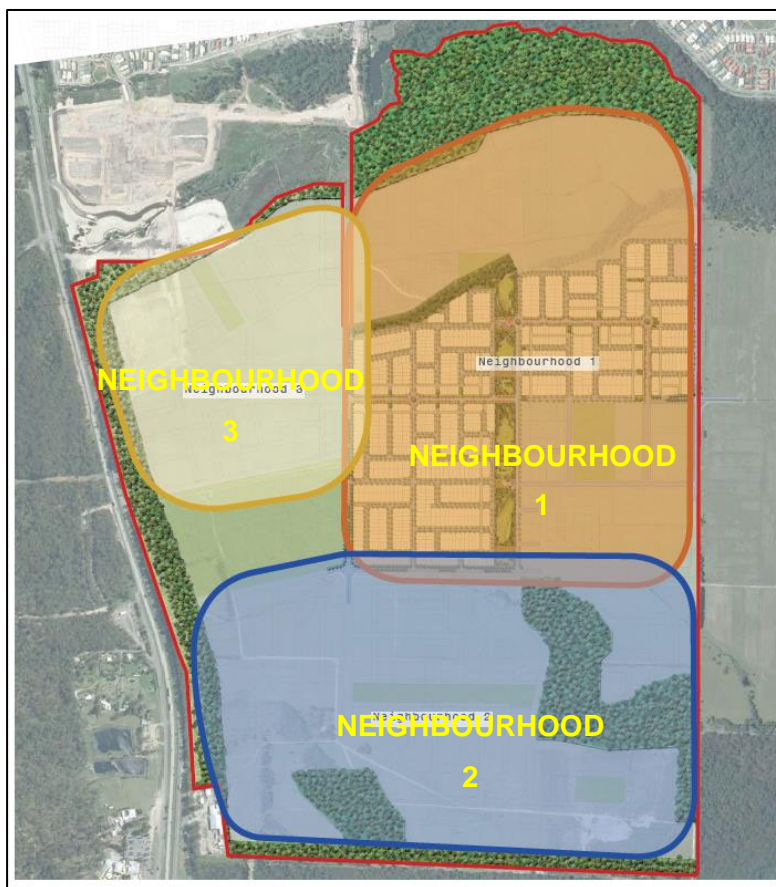
This specific request is made to enable the applicant to seek approval for a development permit for a reconfiguration of a lot application and tilting of a number of lots to create and develop the future Area A Display Village. The titling of the lots is expected to occur approximately six months prior to completion of the Area A trunk sewer, water and road infrastructure. The titling of the lots would enable individual house builders to commence construction and complete building of display dwellings in time for the opening of Peter Crosby Way (the first major road into Area A). However, until such time as essential services are provided to the site it is inappropriate to expect a lot to support a private dwelling house. Therefore, the variation to increase the level of assessment from a self-assessable to an impact assessable material change of use would remove any risk of a householder occupying a dwelling without any connection to road, water or sewer infrastructure.

It is recommended that Council approve the variation to Table 10.3.3.3B Mixed Density Residential Precinct Table of Assessment, for a Material Change of Use for a Dwelling House.

## Neighbourhood Design – Harmony Masterplan

The Application proposes to develop Area A in accordance with its 'Harmony Masterplan' (refer to referenced document, Harmony Urban Design Report prepared by RPS), which is based on the following four principles:

1. *Creation of three high quality integrated residential neighbourhoods offering a diverse mix of dwelling options.*
2. *Each neighbourhood is generally defined with landscape character of the public realm and linear local open space generally within five (5) minutes' walk of the linear local park (at approximate 400-500m catchment).*
3. *Each neighbourhood has a point of difference to strengthen identity through the approach to the linear open space and the public realm connections to this space.*
4. *A robust, legible, flexible structure that can mature and adapt.*



**Figure 19 – Proposed Neighbourhoods**

The Application proposes that development of Area A would comprise three residential neighbourhoods based on strong connections to local open space, a legible bicycle and pedestrian network, and a layout which is unique and not repetitive. The principles and narrative in the application documentation, specifically the Urban Design Report, are broadly consistent with the Overall Outcomes of the Structure Plan to enable development to create a series of identifiable neighborhoods.

Nevertheless, to facilitate the roll out of each neighbourhood in compliance with the Structure Plan, it is recommended that the applicant submits, as part of a subsequent application(s), a master plan concept for each neighbourhood to articulate in greater detail how each neighbourhood meets the Performance Outcomes PO26 to PO33 in Section 10.3.4.3 (Performance Outcomes and Acceptable Outcomes for the whole of the Master Planned



Area) of the Palmview structure plan area code (Neighbourhood Design, Housing And Density Outcomes) and SC6.20.3 of the Neighbourhood design, housing and density outcomes of the Planning Scheme Policy for Palmview Structure Plan.

The Local Area Development (Neighbourhood) Plan would be required to demonstrate at a master plan level how the design, housing and density outcomes are satisfied through the application of best practice neighbourhood design as detailed and proposed in the subject Preliminary Approval. A condition of approval is recommended to facilitate the future lodgement and assessment of Local Area Development (Neighbourhood) Plan(s).

Notwithstanding the recommendation of a condition to require the applicant to masterplan the delivery of each neighbourhood, it is acknowledged that Area A will have a project life of 15-20 years with each neighbourhood taking up to five years to fully develop. Therefore, it is recommended that the applicant is provided with the ability to stage the development of each neighbourhood. The ability to stage each neighbourhood must not erode the overall intent to masterplan the neighbourhood in accordance with the applications proposed 'Harmony Masterplan'. A condition of approval is recommended to facilitate the staging of each Neighbourhood with each sub-neighbourhood to be staged based on a minimum of 400 dwellings.

#### Local Linear Park

The Structure Plan and Infrastructure Agreement require the provision of Local Park at a rate of 1 hectare of park per 400 dwellings. This component of the Major Urban Open Space Infrastructure Network is not spatially represented on the Structure Plan Maps, however the Structure Plan provides minimum design requirements (for example, dimension, catchments, etc).

The Application specifically proposes a Local Park Strategy (refer to the referenced Landscape Vision Report prepared by RPS), which is fundamentally predicated on the configuration of 2 major linear links between the Major Non-Urban And Urban Open Space Areas in the north and south of Area A. Furthermore, the application seeks to anchor each of the neighbourhoods around its own *Local Linear park*, with an objective to enable every house to be within five (5) minutes' walk of a local park that '*gets you somewhere*' (refer to the referenced document, Harmony Urban Design Report prepared by RPS and Figure 20, below).

The proposed parks strategy is substantially consistent with the minimum requirements of the Structure Plan, with each park section being at least 50m wide, and achieving the minimum hectare provision based on the ultimate population of Area A. In the northern half of Area A, this park would provide an integrated pedestrian and bicycle route from the regional recreation park through to the District Activity Centre and south to the non-urban open space providing an off-road network from the north to south of Area A. A second linear park to the south would provide a continuation of this network in an east-west direction providing a link through to the off road path network along the western boundary of the Master Planned Area.



**Figure 20 – Proposed Linear Parks**

The Application proposes a form, pattern and structure of development for Area A, which is substantially consistent with the suite of OPM plans, for example the dominant land uses arranged in Precincts on the proposed OPM P3 – Area Development (Land Use Structure) Plan are substantially consistent with the existing Palmview Structure Plan Other Maps OPM P3.

#### Green Fingers Strategy

The Application proposes a number of key park streets or 'Green Fingers', which are proposed to be embellished with additional planting, feature trees and decorative pavement to enhance pedestrians streetscape experience, strengthen the connection to the park and encourage pedestrian use of the streetscape and parks.

The Application proposes the 'Green Fingers' to bridge the connection between park and neighbourhood by extending the character and appeal of the park environment into the surrounding streets. The 'Green Fingers' are identified by the use of feature trees, groundcover planting and feature pavement to reinforce the visual cue and create a way finding element for pedestrians. This pedestrian navigational device is not associated with the road typology but rather proposed as another layer of detail to enhance the pedestrian's experience of the local neighbourhood and Local Park.

It is recommended that a condition of any approval requires the applicant to demonstrate the delivery of Green Fingers Streets as part of the Neighbourhood masterplanning.

### Road Cross Section Types

The Application proposes a series of 'Standard Road Cross Section Types' and 'Non Standard Road Cross Section Types' (refer to referenced Road Type Cross Sections prepared by RPS Group dated 29 June 2016).

The 'Standard' sections are generally consistent with, or exceed, the requirements nominated in the Planning Scheme Policy for Transport and Parking. For example, the applicant proposes a wider than standard road pavement of 7.5m as opposed to 6m to facilitate kerbside parking and to accommodate at source water sensitive urban design infrastructure.

The 'Non Standard' sections include '*Esplanade Sections*' for Access Streets and Neighbourhood Collectors located along frontages of open space areas - these '*Esplanade Sections*' show reduced verge widths (either 1.5 metres or 2 metres) adjacent to the 'open space' side, and in addition the '*Neighbourhood Collector (Esplanade Section)*' shows a narrower carriageway which does not provide for any kerbside parking on the 'open space' side of the street. There could be instances where wider verges are required for specific infrastructure provision, or where kerbside parking is required along open space frontage.

A condition of approval is recommended to require the applicant to demonstrate as part of each subsequent application, whether the provision of infrastructure and services can be accommodated where non-standard road sections, specifically reduced verges are proposed.

### Stormwater Quantity and Lawful Point of Discharge

The northern portion of the site drains to Sippy Creek while the southern portion of the site drains to the Mooloolah River. This general drainage arrangement is proposed to be retained post development. The site however will go from being 100% pervious to a large proportion of impervious area. The change in impervious area will result in a larger volume of stormwater coming off the site quicker and at a higher peak rate of discharge.

For waterway stability, the one year peak discharge needs to be maintained at no higher than the pre-development peak discharge. In terms of larger events the effect of the increase in impervious area needs to be tested in the flood model. If unacceptable offsite impacts occur due to the increased impervious area then detention of stormwater or other mitigation measures such as in-stream detention will need to be implemented. Internally through the site there is the need for stormwater channels to work in association with road reserves and stormwater pipes to drain the site. Conditions are recommended as part of this preliminary approval.

### Stormwater Quality/WSUD

The application includes the proposal document *Water Sensitive Urban Design Strategy (WSUD) for Harmony*, which has been prepared by Netgain Environments consultants. The strategy proposed to manage stormwater within the Area A through the combination of at source (bio-pod devices in the street) and end of line (larger bioretention devices in road reserve or open space).

The Applicant proposes an innovative approach to at source WSUD, developed in consultation with Council, which involves one way cross fall roads, this specific technique is proposed for low order, low speed access streets and places, where traffic volumes are lower. Fundamentally, the approach has the benefit of reducing the number of WSUD devices required in the street. Approximately half the number of devices are required and in

addition the high side of the road is not required to support any WSUD devices, therefore remaining clear for other purposes such as pedestrian movement and street trees.

#### Standards for the Urban Open Space Infrastructure Network

The applicant has requested that Section SC6.20.9(3)(d) of the Planning Scheme Policy for Palmview Structure Plan is not applicable to development in Area A, specifically seeking to delete all of SC6.20.9(3)(d) relating to the standards for the urban open space infrastructure network. The applicant provided a series of points to justify a perceived inconsistency between Council's Palmview Structure Plan Planning Scheme Policy and Other Plans Map OPM P4 Palmview Master Planned Area Infrastructure Elements. Those points are generally concerned with the future provision of urban infrastructure within urban open space, as follows:

- (a) The site is not listed on the Contaminated Land Register or Environmental Management Register.
- (b) There is no land known or suspected of being contaminated and in any case conditions of the approval would address this matter as a standard requirement for urban open space.
- (c) There is no land required for buffer or esplanade in Area A.
- (d) Land could only be required for above ground utility installation such as a sewerage pump station, transformer or high voltage power lines or lies within 50 metres of an easement if the structure plan maps permitted it.
- (e) Land could only be required for an easement over sewerage/water lines or other underground utilities or services if the structure plan maps permitted it.
- (f) A part of the urban open space network is planned to cater for a component of drainage.
- (g) That stormwater treatment or detention has been dealt with as part of the assessment of the approval and therefore is not applicable or will be overridden by conditions of the approval.
- (h) No land is required for road reserve or subject to future proposed transport corridors;

The provisions referred to above and detailed in Planning Scheme Policy for Palmview Structure Plan, SC6.20.9(3)(d) are guidelines and advice to assist the assessment of subsequent applications. For example;

- Points (a) and (b), refer to potential risks which are unknown at this point in time and could only arise if a future development application discovers a historical land use that could trigger a requirement for the land to be listed or suspected as contaminated.
- With regards to Point (c), there are areas of land required for buffer within Area A, this land is otherwise referred to as an Environmental Transition Area and it is specifically identified on Other Plans Map OPM P13 Palmview Master Planned Area Non-urban Open Space Infrastructure Network.
- With regards to Points (d) and (e), the requirement for trunk infrastructure and associated easements to be located within major urban open space network has in specific cases already been recognised as part of the integrated infrastructure planning for the Palmview Structure Plan Area. For example, 10.3.2.13, Strategic Outcome 10 - Infrastructure of the Palmview Structure Plan, states that development for urban purposes will include specific infrastructure and this infrastructure is identified on the structure plan maps. Furthermore, 10.3.2.6 Strategic Outcome 3 (Land Use Structure) of the Structure Plan acknowledges that development in the Master Planned Area for urban purposes, specifically infrastructure identified on the structure plan maps can be located in urban open space areas. Therefore, the Structure Plan recognises the requirement for some constraints on the open space network. Also, it can be assumed that the Structure Plan recognises the requirement for easements over infrastructure.

- There are currently no above ground utility installation such as a sewerage pump station, transformer or high voltage power lines or easement with lies within 50 metres of open space, except for SEQ Bulk Water Supply Pipeline which is mapped in the Structure Plan.
- Furthermore, Other Plans Map OPM P4 Palmview Master Planned Area Infrastructure Elements identifies trunk sewer and water lines within open space. For example, part of the trunk sewer network traverses District Recreation Park 2. The Structure Plan has acknowledged that the park will be constrained by infrastructure.
- With regards to Point (f), the area of land within major urban open space which can be utilised for drainage purposes must be determined through detailed design to ensure the requirement for unconstrained areas of park are maintained in accordance with Table on Other Plans Map OPM P11 Palmview Master Planned Area Urban Open Space Infrastructure Network.
- With regards to Point (g), it is acknowledged that some urban open space land will be required for stormwater treatment or detention. However, this must be determined through detailed design to ensure the unconstrained areas of park are maintained in accordance with Table on Other Plans Map OPM P11 Palmview Master Planned Area Urban Open Space Infrastructure Network. In addition, Stormwater Infrastructure Network, PO26 (e) of the *Performance Outcomes and Acceptable Outcomes for the Development of Infrastructure and Services of the Palmview Structure Plan Area Code* states that stormwater infrastructure network incorporated into the urban open space infrastructure network is excluded from the calculation of the area of the urban open space infrastructure network; and
- With regards to point (h), an area of land is subject to the dedicated public transport corridor.

It is recommend that Council not delete SC6.20.9(3)(d) of the Planning Scheme Policy for Palmview Structure Plan on the basis that there is no inconsistency between the Palmview Structure Plan Planning Scheme Policy and Other Plans Map OPM P4 Palmview Master Planned Area Infrastructure Elements. Furthermore, any proposal to locate infrastructure and services, which are not already identified on the Structure Plan Other Plans Maps, should be determined through detailed design as part of any subsequent application.

#### Local Ecological and Landscape Protection and Rehabilitation Plans

Section 10 (Requirements for Local Ecological and Landscape Protection and Rehabilitation Plan) of Appendix SC6.20A (Palmview Master Planned Area Ecological and Landscape Protection and Rehabilitation Plan) in Planning scheme policy SC6.20 (Planning Scheme Policy for Palmview Structure Plan) requires that subsequent to the approval of a landowners preliminary approval and prior to the approval of the first development application on land the subject of the Preliminary Approval, the applicant must submit to the Council for approval a Local Ecological and Landscape Protection and Rehabilitation Plan(s), demonstrating compliance with:

- (a) Table 10.3.4.3A, Outcomes for Non-urban Open Space Infrastructure Area of the Palmview Structure Plan Area Code;
- (b) Table 10.3.4.3B, Palmview Ecological and Landscape Protection and Rehabilitation Landscape Units of the Palmview Structure Plan Area Code.

The application seeks to delay lodgement of the Local Ecological and Landscape Protection and Rehabilitation Plans, such that they can occur within 6 months of the approval of the subject application.

The objective of the proposed variation is to provide the applicant a reasonable amount of time to prepare and lodge their Local Ecological and Landscape Protection and Rehabilitation Plans. The request to delay lodgement of the Local Ecological and Landscape

Protection and Rehabilitation Plans is specifically required as the applicant has already lodged a subsequent application for Area A, therefore they would be unable to comply with Section 10 of Planning Scheme Policy for Palmview Structure Plan. Nonetheless, the requirement for the applicant to provide the non-urban open space infrastructure which is supported by the Local Ecological and Landscape Protection and Rehabilitation Plans will be undertaken over the next five to ten years. It is reasonable to stage the lodgement of the Local Ecological and Landscape Protection and Rehabilitation Plans. It is recommended that Council support the variation, however, the request could be facilitated through the inclusion of a condition of approval.

### **Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2)**

The Application must demonstrate that the development for which approval is sought is in accordance with the Proposed Development and the Infrastructure Agreement. The Area Development Application includes a series of plans referred to as the 'Area Development (Infrastructure Staging) Plans'. The purpose of these plans is to demonstrate compliance with the Proposed Development for Area A as detailed in Clause 9 of the Infrastructure Agreement. The plans provide for following information:

- (a) *Location of Infrastructure* - The location of infrastructure to be provided by the applicant which is to be consistent with the infrastructure contributions schedule in schedule 3 of the Infrastructure Agreement.
- (b) *Timing for Infrastructure Provision* - The 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.

It is recommended that with each subsequent application for a material change of use or reconfiguring a lot on land the subject of this Preliminary Approval, the applicant must submit to the Council for approval a Local Area Development (Infrastructure Staging) Plan(s) to demonstrate compliance with the Proposed Development and the Infrastructure Agreement.

### **Sunshine Coast Planning Scheme (1 April 2016).**

The applicable planning scheme for the application is Sunshine Coast Planning Scheme 2014 (1 April 2016). The following sections relate to the provisions of the Planning Scheme.

The application seeks to vary the effect of the planning scheme, in accordance with Section 242 of the *Sustainable Planning Act 2009*, in order to vary the effect of the Planning Scheme for Area A of the Palmview Master Planned Area under the Palmview Structure Plan (see Other Plans Map OPM P5), being the land the subject of this Preliminary Approval, which is presently included in the Emerging Community Zone.

Assessment of this application therefore focuses on the relevant sections of the planning scheme's Strategic Framework, as it sets the policy direction for the planning scheme area and forms the basis for ensuring appropriate development occurs, for the life of the planning scheme.

The proposed development is considered to be substantially consistent with the Strategic Framework, when read as a whole, and subject to the imposition of conditions on any approval. There are specific sections of the Strategic Framework that are particularly relevant to the proposal, and an assessment against these provisions is provided below.

### Strategic Intent

The subject site is located within a designated Major development areas identified in *Section 3.2 Strategic Intent* of the Strategic Framework. *Section 3.2.1 Shaping growth includes major development areas at Maroochydore, Kawana Waters, Palmview and Caloundra South provide integrated, well planned communities which showcase sustainable development, affordable living and align infrastructure delivery with development. These major developments are the keystones for the shift towards a more sustainable and transit supportive pattern of settlement.*

### Economic Development

The application includes the future District activity centre at Palmview, which is consistent with the Sunshine Coast Activity Centre Network identified conceptually on Strategic Framework Map SFM 2 (Economic development elements) and described in further detail in Table 3.4.3.1 (Activity centre network).

### Integrated Transport System

The application is consistent with 3.5.2.1 Specific Outcomes of the Integrated Transport System due to its proposed compact settlement pattern, which would be integrated with a public and active transport network. Furthermore, the application supports *Element 3 – Active transport network* through its proposed development pattern, which is based upon a permeable and legible (grid or modified grid) street network. This pattern is used in the layout of new developments to provide a high level of connectivity, particularly for pedestrians and cyclists.

### Public Transport Network

The development is required to support a new public transport network, including providing and protecting land required for future major public transport infrastructure (local public transport corridor and Major Transit Centre).

### Infrastructure Requirements

As stated above, the provision of infrastructure for the application site is required by the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No. 2). Furthermore, the application includes a number of plans which demonstrate the provision of infrastructure for Area A, referred to as the Area Development (Infrastructure Staging) Plans.

These plans demonstrate the proposed location and timing for the provision of infrastructure, which is required to be consistent with the infrastructure contributions schedule in schedule 3 of the Infrastructure Agreement.

The application site will have direct access to a major road (Peter Crosby Way) and all necessary infrastructure is capable of being provided to the development.

The development will be connected to a reticulated water supply infrastructure network and sewerage infrastructure network, including a connection to the Kawana Sewage Treatment Plant, which will be provided by the applicant and the other two landowners.

The application includes a Water Sensitive Urban Design (WSUD) Strategy, including site specific principles, which effectively integrate at source WSUD into the layout and design of development to provide for the sustainable collection, treatment and conveyance of stormwater.

The application proposes a network of open space infrastructure, which will provide the Palmview community with equitable access to sport and recreation opportunities within the context of the planned open space infrastructure network. The proposed development is within a major development area, which more broadly establishes, maintains and protects a significant area of green corridors within the future urban areas, which will provide connectivity with the natural environment and landscape of the broader open space network of the Sunshine Coast Region.

#### Natural Hazards

The subject site is affected by the Acid sulfate soils overlay (Area 2: land above 5m AHD and below 20m AHD) in the planning scheme. The disturbance of acid sulfate soils is capable of being treated and remediated and will be addressed in detail as part of all subsequent development applications. Approval conditions relating to acid sulfate soils are recommended as part of this application.

The subject site is affected by the Bushfire hazard overlay (medium bushfire hazard area and buffer) in the planning scheme, due to the existence of vegetation on adjoining land to the east, south and west. A specific condition is recommended to require the applicant to submit to the Council for approval a Fire Management Plan.

#### Overlay Codes

The following overlay codes are applicable to this application:

- Acid Sulfate Soils
- Bushfire Hazard

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each.

#### Local Plan Code

No specific Local Plan Codes apply as this site is not located within a Local Plan Area.

#### Zone Code

The subject site is located with the Emerging Community Zone. The proposal and proposed precincts and land uses are identified as consistent uses in the Zone Code.

#### Development Codes

The application has been assessed against the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes have been discussed above.

### **OTHER MATTERS FOR CONSIDERATION**

#### **Public Transport Route Planning**

The Concurrence Agency, Department of Transport and Main Roads have approved the Application with an amended plan showing variations to the proposed Public Transport Route. The plan, which is now an approved plan cannot be inconsistent with the Applicants proposed public transport route and road hierarchy. Therefore, the applicant has been required to amend their proposed plan, OPM P9 - Area Development (Public Transport Infrastructure Network) Plan.

In addition, a condition of approval is recommended to require the applicant to submit details for the proposed bus route at the same time as the related Local Area Development (Neighbourhood) Plan.



## CONSULTATION

### IDAS Referral Agencies

The application was referred to the following IDAS referral agencies:

#### Concurrence - Department of Transport and Main Roads

The Department of Transport and Main Roads is a concurrence agency under Schedule 7, Table 3, Item 1 (State-controlled road) and Schedule 7, Table 3, Item 2 (Development Impacting on State Transport Infrastructure (thresholds)) of the *Sustainable Planning Regulation 2009*. The department responded by letter dated 6 September 2016 (Reference SDA-0416-029516), stating that the following conditions of approval.

- Upgrade of the existing signalised intersection at Claymore Road/Sippy Downs Drive intersection to include a second northbound through lane on Claymore Road
- Upgrade of the Bruce Highway Pignata Road underpass (eastern intersection) from priority to traffic signal control
- Pay a monetary contribution to the Department of Transport and Main Roads (North Coast District) towards the upgrade of the Caloundra Road and Racecourse Road interchange.
- Alternatively, in lieu of the above upgrades, the applicant may undertake a Traffic Impact Assessment Report (TIA) to identify any Impacts on the state-controlled road network and propose mitigation strategies or measures required.
- In addition, two new Development Codes are provided by the Concurrence Agency, Department of Transport and Main Roads.
  1. Harmony State-controlled Road Amenity Code to Managing Noise Impacts
  2. Harmony Stormwater and Drainage Impacts on State Transport Infrastructure State Code
- Translink on behalf of the Department have provided an amended Road Hierarchy Plan to identify Potential Future Bus Routes within Area A.

#### Concurrence - Department of Natural Resources and Mines

The Department of Natural Resources and Mines is a concurrence agency under Schedule 7, Table 2, Item 10 (Clearing vegetation). The department responded by letter dated 6 September 2016 (Reference SDA-0416-029516), stating that the following conditions of approval:

- The development has been approved to be generally in accordance with the *Landscape Vision Report*, prepared by RPS Australia East, dated April 2016 (reference 127648\_VISIONING and revision G).

### Public Notification

Not Applicable

## CONCLUSION

The application seeks to vary the effect of the planning scheme for Area A of the Palmview Master Planned Area under the Palmview Structure Plan in accordance with Sections 242 and 899 of the *Sustainable Planning Act 2009*. The Preliminary Approval application, which is referred to as the 'Area Development Application' seeks approval in accordance with the Palmview Structure Plan Area Infrastructure Agreement 2010 (Consolidation No.2).

It is noted that, a preliminary approval approves development but does not authorise assessable development to take place. If the application is approved by Council, subsequent development permits for reconfiguration of a lot, material change of use and operational works are still required in order for the development to proceed. These subsequent development applications will be code assessable against the Palmview Structure Plan, the relevant codes of the Planning Scheme and the proposed Area Development Plan.

The proposal for a preliminary approval over Area A of the Structure Plan Area is considered to be substantially consistent with Structure Plan and Infrastructure Agreement, whereby the variations are considered generally minor. The proposed variations to the Structure Plan maps for Area A are substantially consistent with the Strategic Outcomes for the Master Planned Area. The plans propose variations, which maintain the broad configuration of land use areas, precincts and sub-precincts as represented in the Palmview Structure Plan; all significant open space areas including buffers (environmental transition areas) have been adopted; all flood prone land will remain undevelopable for urban purposes; and overall the proposal has been determined to be substantially consistent with the Strategic Outcomes for the Master Planned Area.

The applicant has proposed a series of unique urban design and landscape outcomes to manage the development and structure of local neighbourhoods, local linear parks and water sensitive urban design. The assessment of the application has considered the future implementation of these strategies and principles in the development of an area, which will be undertaken over a period of 15-20 years. Reasonable and relevant conditions have been recommended to establish a framework for the masterplanning of these neighbourhoods through the development of Local Area Neighbourhood Plans.

It is recommended that Council approve the application with the attached conditions of approval including the Area Development Plan for Area A (No. 1) 2016 and the Area Development Plans for Area A.

**5 CONFIDENTIAL SESSION****5.1 PLANNING AND ENVIRONMENT****5.1.1 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - TEMPORARY LOCAL PLANNING INSTRUMENT TO VARY THE CALOUNDRA CITY PLANNING SCHEME 1996 IN RELATION TO KAWANA**

**File No:** Council meetings  
**Author:** Project Coordinator Kawana  
Planning and Environment Department

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This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

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**5.1.2 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - INFRASTRUCTURE AGREEMENT (MAROOCHYDORE)**

**File No:** Council Meetings  
**Author:** Project Coordinator  
Planning and Environment Department

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This report is confidential in accordance with section 275 (h) *of the Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

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**5.1.3 CONFIDENTIAL - NOT FOR PUBLIC RELEASE - WATER  
INFRASTRUCTURE AGREEMENT (MAROOCHYDORE)**

**File No:** Council Meetings  
**Author:** Project Coordinator  
Planning and Environment Department

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This report is confidential in accordance with section 275 (h) of the *Local Government Regulation 2012* as it contains information relating to other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.

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**6 NEXT MEETING**

Nil

**7 MEETING CLOSURE**