



## Explanatory Memorandum

# Proposed Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [Insert] – Planning Scheme Policy for Development Works

Post notification version

April 2021



**1. Short title**

The amendment instrument to which this explanatory memorandum relates is the *Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works*.

**2. Type of local planning instrument**

The proposed amendment to the Planning Scheme Policy for Development Works constitutes a planning scheme policy amendment in accordance with Schedule 1 of the *Minister's Guidelines and Rules*.

**3. Entity making the proposed Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works**

The entity making the proposed *Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works* is the Sunshine Coast Regional Council.

**4. Land affected by the Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works**

The proposed *Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works* applies to the whole of the planning scheme area.

**5. Purpose of the proposed Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works**

The purpose of the proposed *Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works* is to:-

- (a) update the standards, specifications and procedures to guide the design, construction and delivery of new development asset infrastructure and works, including roads, stormwater, landscaping and recreation infrastructure;
- (b) update references and guidelines in the planning scheme policy;
- (c) delete redundant water and sewer specifications;
- (d) include a new section for the delivery of local parks;
- (e) correct spelling and grammatical errors;
- (f) amend sections to improve legibility; and
- (g) make other consequential or administrative amendments.

**Background**

Planning scheme policies support the implementation of the *Sunshine Coast Planning Scheme 2014* (the Planning Scheme) by providing guidance and advice about how to satisfy the Planning Scheme's development requirements.

The purpose of the Planning Scheme Policy for Development Works is to provide:

- advice about achieving outcomes in the relevant Planning Scheme codes and
- guidance for the design and construction of infrastructure works which reflects sound practice in engineering, environmental management and natural resource planning and

sustainability, while also addressing considerations relating to whole of life cycle costs, safety, accessibility and aesthetics.

The Planning Scheme Policy for Development Works is a technical document that sets out Council's requirements across various infrastructure asset networks including roads, stormwater, landscaping and recreation, and defines standards and procedures for contributed assets with regard to construction, compliance and acceptance.

As a consequence, the Planning Scheme Policy for Development Works is mainly used by developers and their engineering consultants when designing and constructing development works and by Council's Development Services Branch when assessing and deciding development applications for operational work as well as subsequent compliance activities.

Having been in operation since the Planning Scheme took effect in May 2014, it is considered timely to review and, where appropriate, update the standards, specifications, inspection, testing and certification regime in the Planning Scheme Policy for Development Works to ensure ongoing relevance and consistency with up to date engineering practices and to improve the quality of contributed assets, particularly from a whole of life cycle cost perspective.

## 6. Details of the proposed Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works

The proposed *Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works* generally relates to updating detailed construction specifications, updated terminology and to include desired standards of service for local parks, as detailed in **Table 6.1 (Summary of Planning scheme policy for development works amendment)**.

**Table 6.1 – Summary of Planning scheme policy for development works amendment**

Planning scheme policy for development works part	Summary of amendment
SC6.14 Development works planning scheme policy (whole of document)	<ul style="list-style-type: none"> <li>• Correct spelling and/or grammatical errors throughout the planning scheme policy.</li> <li>• Amend sections to improve legibility and requirements for assessment against the applicable planning scheme codes throughout the planning scheme policy.</li> <li>• Update standards and guidelines throughout the planning scheme policy to reflect the latest versions and to ensure ongoing relevance and consistency with up to date engineering practices.</li> </ul>
SC6.14.1 Introduction	<ul style="list-style-type: none"> <li>• Amend SC6.14.1.2 (Application) to: <ul style="list-style-type: none"> <li>○ remove reference to sections relating to Water supply infrastructure and Sewerage infrastructure;</li> <li>○ include reference to new section for Local parks; and</li> <li>○ amend reference to 'Open space and landscaping infrastructure' to 'Landscaping infrastructure'.</li> </ul> </li> <li>• Amend SC6.14.1.3 (General advice) to include reference to electrical, lighting, telecommunications and intelligent transport systems and make other editorial updates.</li> <li>• Amend Appendix SC6.14A (Standards for engineering design drawings) to update drawing requirements, remove reference to water and sewerage requirements and include requirements for electrical, lighting, intelligent transport systems (ITS) and telecommunications plans.</li> </ul>

Planning scheme policy for development works part	Summary of amendment
SC6.14.2 Road Infrastructure	<ul style="list-style-type: none"> <li>• Amend SC6.14.2.2 (Application) to include reference for assessment against the Landslide hazard and steep land overlay code.</li> <li>• Amend SC6.14.2.4 (Geometric and engineering design), Table SC6.14.2A (Street and road works), to: <ul style="list-style-type: none"> <li>○ update the requirements for median kerbs, where not required for landscape character; and</li> <li>○ include requirements for electrical, lighting and telecommunications.</li> </ul> </li> <li>• Amend SC6.14.2.5 (Road pavements and drainage), Table SC6.14.2B (Street and road pavements and drainage), to update requirements for: <ul style="list-style-type: none"> <li>○ traffic loading and pavement thickness, to provide for better whole of life long term pavement rehabilitation options (in situ stabilisation);</li> <li>○ major roundabouts and bus bays to ensure long term durability due to heavy shear and shove loadings;</li> <li>○ concrete pavement finishes to ensure surface treatments are unlikely to require high cost maintenance works;</li> <li>○ kerb and channel and concrete inverts to ensure best value whole of life asset outcomes for the works; and</li> <li>○ decking preparation for bridges and culverts to ensure best value whole of life asset outcomes for the works.</li> </ul> </li> <li>• Amend SC6.14.2.6 (Guidelines) to update references to Australian Standards and additional guidance material.</li> </ul>
SC6.14.3 Stormwater management	<ul style="list-style-type: none"> <li>• Delete and replace SC6.14.3 (Stormwater management) which includes: <ul style="list-style-type: none"> <li>○ updated requirements relating to stormwater drainage systems, discharge rights and land tenure, impact mitigation and actionable nuisance, open space integration, hydrology and waterway stability, stormwater quality, stormwater harvesting and reuse; and</li> <li>○ updated references to guidelines.</li> </ul> </li> </ul>
SC6.14.4 (Water supply infrastructure)	<ul style="list-style-type: none"> <li>• Delete redundant water supply specifications which are now subject to Unitywater's Netserv Plan.</li> </ul>
SC6.14.5 (Sewer infrastructure)	<ul style="list-style-type: none"> <li>• Delete redundant sewer specifications which are now subject to Unitywater's Netserv Plan.</li> </ul>
SC6.14.6 (Site development and management)	<ul style="list-style-type: none"> <li>• Renumber to SC6.14.6 (Site development and management) to SC6.14.4 (Site development and management) and include other editorial updates.</li> </ul>
New section (Local parks)	<ul style="list-style-type: none"> <li>• Include a new SC6.14.5 (Local parks) to provide advice and guidance on the delivery of local parks, which aligns with the Reconfiguring a lot code and includes: <ul style="list-style-type: none"> <li>○ rates for the provision of local parks;</li> <li>○ desired standards of service for local parks, derived from the <i>Environment and Liveability Strategy 2017</i>;</li> <li>○ local park specifications; and</li> <li>○ local park embellishments.</li> </ul> </li> </ul>

Planning scheme policy for development works part	Summary of amendment
SC6.14.7 (Open space and landscape infrastructure)	<ul style="list-style-type: none"> <li>• Renumber and rename SC6.14.7 (Open space and landscape infrastructure) to SC6.14.6 (Landscape infrastructure) and include: <ul style="list-style-type: none"> <li>○ guidance for assessable development requiring assessment against the Biodiversity, waterways and wetlands overlay code and the Vegetation management code;</li> <li>○ updated requirements for landscape infrastructure, including: management of weeds, stormwater drainage and water conservation, site stability and soil quality (soil depths), landscape works (turf supply and quality), landscape screening, streetscape landscapes (natural and built shade structures), playground and public exercise equipment, natural activity areas, landscape furniture and fixtures, fencing and screening, lighting, services and utilities; and</li> <li>○ updates to Appendix SC6.14C (Guide to industry best practice landscape maintenance activities for road reserves and public open space areas).</li> </ul> </li> </ul>
SC6.14.8 (Coastal and waterfront structures)	<ul style="list-style-type: none"> <li>• Renumber SC6.14.8 (Coastal and waterfront structures) to SC6.14.7 (Coastal and waterfront structures) and include updates to the requirements for coastal and waterfront structures (such as decks) where prescribed tidal work and coating to handrails and steelwork.</li> </ul>
SC6.14.9 (Constructed waterbodies)	<ul style="list-style-type: none"> <li>• Renumber 6.14.9 (Constructed waterbodies) to SC6.14.8 (Constructed waterbodies) and include reference to the Stormwater management code and updated references to guidelines.</li> </ul>
SC6.14.10 (Earthworks)	<ul style="list-style-type: none"> <li>• Renumber 6.14.10 (Earthworks) to SC6.14.9 (Earthworks) and include reference to the Landslide hazard and steep land overlay code and applicable development codes and updated references to guidelines.</li> </ul>
SC6.14.11 (Specifications and construction)	<ul style="list-style-type: none"> <li>• Renumber SC6.14.11 (Specifications and construction) to SC6.14.10 (Specifications and construction) and clarify the obligations of supervising RPEQ engineers and updates to the requirements for the acceptance of 'as constructed documentation'.</li> </ul>

## 7. Compliance with the Planning Act 2016

The proposed *Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works* has been prepared in accordance with:

- (a) section 22 of the *Planning Act 2016*; and
- (b) the *Minister's Guidelines and Rules*.

## 8. Compliance with State planning instruments

The proposed *Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works* does not affect the planning scheme policies compliance with State planning instruments.

## 9. Public consultation

Public consultation on the proposed planning scheme policy amendment was required to be undertaken for a minimum of 20 business days, in accordance with the *Minister's Guidelines and Rules*.

At the Ordinary Meeting held on 15 October 2020, Council decided to amend the Planning Scheme Policy for Development Works and to delegate authority to the Chief Executive Officer to prepare and progress the proposed amendment under the *Planning Act 2016* and the *Minister's Guidelines and Rules* (Council Resolution No. OM20/109).

In accordance with Council Resolution No. OM20/109, the proposed amendment was placed on formal public consultation from **Monday, 2 November to Friday, 4 December 2020** (inclusive). The consultation and communication strategy implemented during the public consultation period involved the following:-

- public notice published in the Courier Mail (including online in the Courier Mail and the Sunshine Coast Daily) on 31 October 2020;
- release of an industry newflash;
- copy of public notice and amendment documentation made available at all Council offices, libraries and on Council's website;
- dedicated webpage on Council's 'Have Your Say' webpage, including a copy of the public notice, amendment documentation and an online submission form;
- briefings to key stakeholder groups (including Organisation Sunshine Coast Association of Residents (OSCAR) and affiliates and the Urban Development Institute of Australia (UDIA)); and
- phone and email enquiries.

## 10. Consideration of submissions

In accordance with the *Minister's Guidelines and Rules*, following public consultation, Council must consider every properly made submission about the proposed planning scheme policy amendment, and may consider other submissions.

A total of 12 submissions were received in relation to the proposed planning scheme policy amendment. Of the total number of submissions received, 10 submissions outlined provisional or full support for the proposed planning scheme policy amendment and raised a range of concerns in relation to specific aspects of the proposed planning scheme amendment. 2 submissions raised matters which were considered to be outside the scope of the proposed planning scheme policy amendment.

A consultation report has been prepared, which provides a summary of the matters raised in submissions and how these matters have been dealt with (refer to **Appendix 1 – Consultation Report**). A copy of the consultation report will be provided to each person who made a submission and will also be made available to view or download on Council's website.

## 11. Background studies and reports

No background studies and reports have been prepared during the preparation of the proposed *Sunshine Coast Planning Scheme 2014 (Planning Scheme Policy Amendment) No. [insert] – Planning Scheme Policy for Development Works*.

The proposed desired standards of service for local parks have been derived from the *Environment and Liveability Strategy 2017*.

**Appendix 1 – Consultation Report (Provided under separate cover)**