

11 July 2017

Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
SCMC QLD 4560



positive energy

Attention: Paul Gallagher

cc PEET Limited
C/- Innovative Planning Solutions
PO Box 1043
MAROOCHYDORE QLD 4558

Attention: Pamela Davidson

Dear Paul,

**Development Application – 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 C of the Palmview Master Planned Area under the Palmview Structure Plan over land located at Laxton Road, Palmview described as Lot 346 on SP287465.
Council Ref: MCU17/0106
Our Ref: HBD 5733371 359601**

We refer to the above referenced Development Application which has been referred to Energex Limited in accordance with the *Sustainable Planning Act 2009*.

Energex's interest in the development application relates to the Sunsouth 132kilovolt Power Project Community Infrastructure Designation which has been granted, in part, over the subject landholding. The component of the designation associated with the landholding is for the establishment of a Palmview Substation and its connection to the Meridan Plains East Switching Station via a new double circuit 132kV powerline. The following response is

Reference: HBD 5733371 359601



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Energex Limited
ABN 40 078 849 055

provided to ensure the Community Infrastructure approval is appropriately reflected within the proposed planning instrument.

Energex Limited recommends approval of the proposed Preliminary Approval for a Material Change of Use to vary the effect of the Planning Scheme for Area C of the Palmview Master Planned Area under the Palmview Structure Plan, subject to the following conditions being imposed by the Assessment Manager :

1. This application is approved in accordance with the below referenced plans and report(s) except where amendments are required under a condition of this approval. Any alterations to these plans are to be resubmitted to Energex for comment:

| Report(s) | | | |
|---|-------------|-------|---------------|
| Report Title | Ref. Number | Issue | Date |
| Development Control Document - Area C under the Palmview Structure Plan | N/A | A | 2 May 2017 |
| Report(s) | | | |
| Plan Title | Plan Number | Issue | Date |
| OPM2A - Area Development Plan (Flood Prone Area) | SD.02.1 | D | 24 April 2017 |
| OMP2B - Area Development Plan (Ecologically Important Area) | SD.02.02 | D | 24 April 2017 |
| OPM3- Area Development Plan (Land Use Structure) | SD.02.3 | D | 24 April 2017 |
| OPM4 - Area Development Plan (Infrastructure Elements) | SD.02.4 | D | 24 April 2017 |
| OPM5 - Area Development Plan (Development Entitlements) | SD.02.5 | D | 24 April 2017 |
| OPM6 - Area Development Plan (Precincts and Sub-precincts) | SD.02.6 | D | 24 April 2017 |
| OPM7 - Development | SD.02.7 | D | 24 April 2017 |

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Did you know Energex has a referral website?

<https://www.energex.com.au/home/our-services/connections/development-application-referrals>

| | | | |
|---|----------|---|---------------|
| and Transport Infrastructure Network Sequencing | | | |
| OPM8 – Road Transport Infrastructure Network | SD02.8 | D | 24 April 2017 |
| OPM9 – Public Transport Infrastructure Network | SD.02.9 | D | 24 April 2017 |
| OPM10- Bicycle & Pedestrian Infrastructure Network | SD.02.10 | E | 30 April 2017 |
| OPM11 – Urban Open Space Infrastructure Network | SD.02.11 | D | 24 April 2017 |
| OPM12 – Non – urban Open Space Infrastructure Network | SD.02.12 | D | 24 April 2017 |
| OPM13 – Community Facilities Infrastructure Network | SD.02.13 | D | 24 April 2017 |
| OPM14 – Major Electrical Infrastructure Network | SD.02.14 | D | 24 April 2017 |

2. The Tables of Assessment referenced in Section 6 of the Development Control Document (dated 2 May 2017) are to be amended to appropriately reflect Energex's existing approval rights afforded over Lot 346 on SP287465 in accordance with the Sunsouth Community Infrastructure Designation.

Development under a designation is accepted development to the extent development is undertaken:

- within the designated corridor; and
- for the purpose of the Community Infrastructure Designation.

The above is to be reflected accordingly within the relative Tables of Assessment.

3. Plan Reference OPM3 – Area Development Plan (Land Use Structure) and OPM6 – Area Development Plan (Precincts and Sub-precincts) are to be amended to reflect the land use intent to establish a Substation within the

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general area notated by OPM4 – Area Development Plan (Infrastructure Elements) and OMP14 – Major Electrical Infrastructure Network).

4. The following Prescribed Area Development Approval (ADA) Maps for Area C are to be amended to include reference to the Sunsouth Community Infrastructure Designation as per Administrative Plans AP20709 and AP20711 (attached):

- OPM2B – Area Development Plan (Ecological Important Areas)
- OPM3 – Area Development Plan (Land Use Structure)
- OPM4 - Area Development Plan (Infrastructure Elements)
- OPM6 – Area Development Plan (Precincts and Sub-precincts)
- OPM8 - Road Transport Infrastructure Network
- OPM10 – Bicycle & Pedestrian Infrastructure Network
- OPM11 – Urban Open Space Infrastructure Network
- OPM12 – Non-urban Open Space Infrastructure Network

Should you require any further information on the above matter, please contact Tom Sexton (07) 3664 5766.

Yours faithfully,

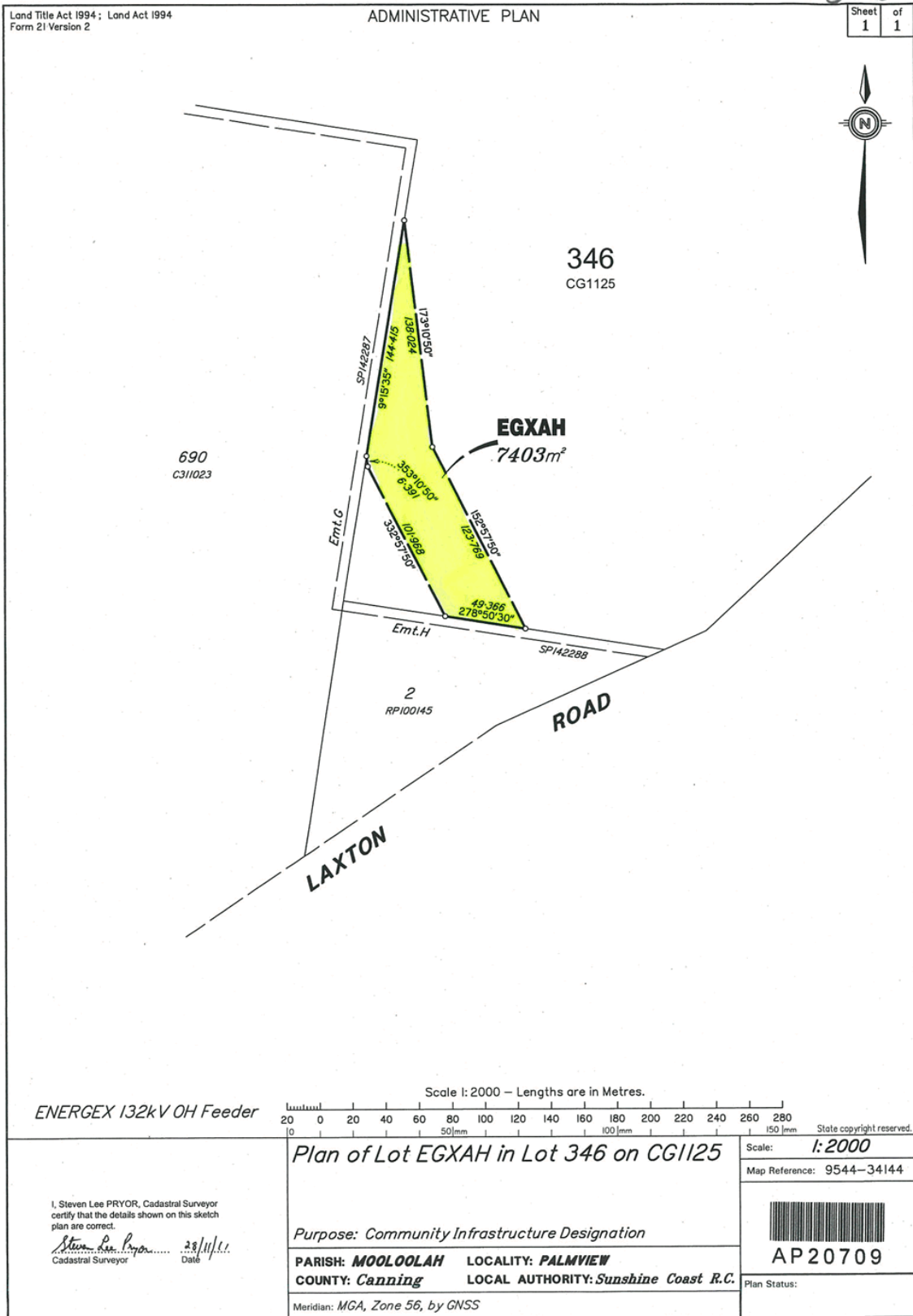


Tom Sexton
Town Planner
Property Services
Energex Limited

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