



The Chief Executive Officer
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Submission on proposed Sunshine Coast Planning Scheme 2014 (Major Amendment - Palmview Structure Plan and Planning Scheme Policy).

Iof

Signature (unless submission is emailed)

Email address (optional)

wish to make the following submission on the proposed Planning Scheme Amendments relating to the Palmview Structure Plan and Planning Scheme Policy.

As council took into consideration past submissions from the Sippy Downs community during their negotiations with Unitywater and the Palmview landowners for infrastructure funding arrangements, I support the following:

- A reduction in housing densities.
- The early construction of district sporting fields.
- Changes to the location of the 3 school sites.
- Changes to assessment criteria to ensure the capacity of infrastructure (road and paths) in residential areas is adequate to accommodate the demands of non-residential uses such as schools.
- The current sequencing of the road network which will lessen the burden on Sippy Downs local roads, including University Way and Springhill Drive.
- Removal of the Greenlink corridors but retention of a north-south bicycle/pedestrian corridor and the provision of land for a future public transport corridor within the Palmview Master Planned area. In addition, I support the requirement for the developer to provide public transport in the early stages of development.
- (additional information)

It is noted that the word 'possible' has been inserted by the state government in relation to the proposed future access from Palmview to the **Bruce Highway western service road**. I believe this is a critical link to service the needs of the future Palmview community and prevent congestion on the existing Sippy Downs local road network. I therefore request that this link be guaranteed as part of the Palmview road network.

I also request that council preserve the land option for a future access point from Palmview to the Bruce Highway western service road, to ensure a reserve is protected.

Whilst not relevant to the Planning Scheme Amendments - as **Claymore Road** is the first stage of the road network and will service all three landowners in the Palmview Structure Plan area, I seek council's assurance that, during construction, the developer will be required to:

- ensure the safety and amenity of residents and commuters, including pedestrians and cyclists
- provide slip/turning lanes at t-intersections and traffic lights if warranted
- provide adequate dust and noise mitigation
- ensure access during peak times (incl school and university traffic) is considered

SUBMISSIONS MUST BE HANDED, POSTED OR EMAILED TO COUNCIL BY 4.30PM ON MONDAY 26 OCTOBER 2015