



noosa  
biosphere

19<sup>th</sup> April 2010

PALMVIEW STRUCTURE PLAN FEEDBACK  
STRATEGIC PLANNING BRANCH  
SUNSHINE COAST REGIONAL COUNCIL  
REPLY PAID 84374  
SUNSHINE COAST MC QLD 4560

Dear Sir / Madam,

### Proposed Palmview Structure Plan Feedback

The Noosa Biosphere Ltd Governance Board is committed to seeing sustainable development practices maintained in the Noosa Biosphere Reserve, and indeed advocating for sustainability principles to be adopted regionally. Sustainable Development is one of the 3 main functions of a UNESCO Biosphere Reserve, together with conservation and learning.

We are therefore concerned and disappointed to see the State Government imposing parameters for increased urban development in the Palmview area that is based on meeting current population growth trends, without a proper scientific and rigorous study of the carrying capacity of the region as a whole, and of the Palmview area specifically.

Further, we don't necessarily support the notion of providing built infrastructure to meet population numbers. It can be credibly argued that the need to construct ever-larger road infrastructure for example is an indication of a failure to plan properly.

In the face of ever decreasing natural habitat, it is alarming to see Government ordering reductions in the areas of natural corridors and buffers when it would seem in 'greenfield' sites to be unnecessary. This is an opportunity to plan a world-class new model of sustainable development. Noosa Biosphere Reserve can input to the criteria.

Consequently, The Noosa Biosphere Governance Board is opposed to the changes imposed by the State Government, and advocates and supports the following;

1. A maximum population for Palmview based on a rigorous scientific and planning study that determines the ability of the area to support long-term viable human habitation and associated commerce by way of jobs.
2. A minimum 200 metre buffer to the Bruce Highway.
3. That any Master Plan application include the following plan sub-sets.
  - a) an integrated water cycle management plan
  - b) an energy management plan
  - c) a sustainable transport plan
  - d) an affordable living plan
  - e) an economic impact assessment report
  - f) climate change impact forecast
  - g) Cultural Heritage Management Plan

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4. Aboriginal cultural heritage sites have not been surveyed on this site and under current heritage/ planning law the developers/ State/ Council do not have to survey for Aboriginal sites until the Master Plan has been signed off and the bulldozers have moved in. This is a very reactive process, ending in the 'savaging' of artefacts and ultimately, the destruction of sites.

It is the NBL's belief that we should be pushing for best practice principles, particularly regarding a finite resource such as Aboriginal Cultural Heritage.

5. The imposition of energy efficiency and sustainability standards for buildings which exceed current standards.
6. Infrastructure agreement to be in place prior to the bestowment of any development rights over the land in Palmview Structure Plan Area.
7. A minimum of 100m buffers to all significant coastal wetlands, Integrated Planning Act referable wetlands and regional ecosystem communities and has protected areas of local ecological significance.
8. That Palmview is planned as a Transit Oriented Community with the main feature being a dedicated public transit, bicycle and pedestrian corridor from the bus interchange at the University of the Sunshine Coast to Palmview Town Centre and across to Kawana.
9. The inclusion of an Urban Development Area Map, which defines those areas considered suitable and unsuitable for urban development.

The Government would be aware of growing national, state and regional disquiet about population growth and of a growing understanding of the importance of environmental infrastructure and greenspace in underpinning ecological integrity and quality of life.

In the context of this growing awareness, we seek clarification of whether the reasoning behind the pre-determined population targets for the Palmview area are still sound and justified, and whether any of the assumptions made in reaching these figures have changed in light of the recent Growth Summit, other public debate and growing awareness of global challenges.

Given these drivers, achieving the intent of the integrated and holistic set of Desired Regional Outcomes and policies in the SEQ Regional Plan and the NRM CEO Committee-endorsed SEQ Natural Resource Management Plan targets will presumably require an integrated design process.

To be truly sustainable the final number of people allowed to move into any given area must not exceed the safe limits of operation of the social-ecological system at its most vulnerable - which, in a carbon-constrained, energy-constrained and climate-constrained future world, and in the absence of any proper integrated holistic design process, may be a far smaller number than current paradigm assumptions would permit.

As an agency with aligned sustainability goals and interests Noosa Biosphere Ltd would be interested in being involved in the research and pre-design process that seeks to integrate necessary elements into holistic outcomes within the ecological carrying capacity of the Palmview area.

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We are pleased to have had this opportunity to make this submission, and would reiterate our view that sustainability must be at the forefront of all future planning, and indeed there must be better processes put in place that guarantee that our urban precincts are liveable, and relevant to a lower energy use future.

Yours sincerely,

Michael Donovan,  
Chair  
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