

VOLUME ONE

Administration & Assessment Requirements

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MAROOCHY PLAN MAPS VOLUME 1

Title	Reference Number	Relevant Scheme Reference
Planning Areas and Precincts Map	Map 1.1	Section 4.1
Nature Conservation Management Areas	Regulatory Map No. 1.1	Section 6
Waterways, Wetlands and Fish Habitat Areas	Regulatory Map No. 1.2 (2 sheets)	Section 6
Steep and Unstable Land	Regulatory Map No. 1.3 (2 sheets)	Section 6
Acid Sulfate Soils Areas	Regulatory Map No. 1.4	Section 6
Flood Prone and Drainage Constraint Areas	Regulatory Map No. 1.5	Section 6
Water Resource Catchment Areas	Regulatory Map No. 1.6	Section 6
Bushfire Prone Areas	Regulatory Map No. 1.7	Section 6
Sunshine Coast Airport	Regulatory Map No. 1.8 (7 sheets)	Section 6
Mineral and Extractive Resources and Buffer Areas	Regulatory Map No.1.9	Section 6

List of abbreviations

AHD	Australian Height Datum	HRV	Heavy rigid vehicle
ANEF/ANEC	Australian Noise Exposure Forecast/ Australian Noise Exposure Concept	IDAS	Integrated Development Assessment System
ANZECC.....	Australia and New Zealand Environment and Conservation Council	IPA.....	Integrated Planning Act
ARI	Average Recurrence Interval	IRTP	Integrated Regional Transport Plan
AS	Australian Standard	JAMBA	Japan-Australia Migratory Bird Agreement
AASS.....	Actual Acid Sulphate Soil	LASP.....	Local Area Structure Plan
AV.....	Articulated vehicle	m ²	square metres
BCA	Building Code of Australia	m ³	cubic metres
CAMBA.....	China-Australia Migratory Bird Agreement	MRV.....	Medium rigid vehicle
CAMCOS	Caboolture to Maroochydhore Corridor Options Study	PI	Performance Indicator
DEO.....	Desired Environmental Outcome	QASSIT.....	Queensland Acid Sulphate Soils Investigation Team (DNR)
DUF	Dwelling unit factor	QUDM.....	Queensland Urban Drainage Manual
EIS	Environmental Impact Statement	QRDG.....	Queensland Residential Design Guidelines
EMP.....	Environmental Management Plan	RCV.....	Refuse collection vehicle
EPP	Environmental Planning Policy (State)	RFGM.....	Regional Framework for Growth Management
ESA.....	Environmentally sensitive area	SBR.....	Standard Building Regulation
FHA.....	Fish Habitat Area	SIM.....	Strategic Implementation Measure
GFA	Gross floor area	SMA.....	Special Management Area
		SRV.....	Small Rigid Vehicle

1. INTRODUCTION

1.1 Maroochy's Character and Aspirations

Maroochy Shire is a special place. It is characterised by a rich and diverse landscape and extensive biological diversity. It enjoys a warm subtropical climate and provides a wide range of lifestyle opportunities in rural areas, small rural towns, coastal settlements and major urban centres. The variety of experiences within each of these communities combined with magnificent ocean beaches, large tracts of open space and rural landscape provides the Shire with a unique and diverse character. The Shire is also fortunate to have an innovative and enterprising community that seeks excellence in all its activities.

The combination of these elements makes Maroochy Shire a fascinating place to visit and one of Australia's most desirable places to live.

Management for the sustainable use of the Shire's natural, community and economic resources is the core responsibility of Maroochy Shire Council. This Planning Scheme is the principal tool on which Council will rely to ensure that all of the Shire's resources are properly managed today so that they remain available for future generations to use and enjoy. It is recognised by both Council and the community that effectively managing the use of these resources is fundamental to the future prosperity of the Shire.

Central to Maroochy's planning intentions is Council's Vision Statement... *Maroochy Shire strives to be the most environmentally responsible, caring, enterprising and dynamic community in Australia.*

1.2 Role of the Planning Scheme

- (1) This Planning Scheme has been prepared under the provisions of chapter 6 of the *Integrated Planning Act* and it applies to the whole of the Shire of Maroochy.
- (2) This Planning Scheme is intended:
 - (a) to help advance the purpose of the *Integrated Planning Act* in seeking ecological sustainability¹;
 - (b) to regulate the development on, and use of, premises in a way which encourages orderly and sustainable growth having proper regard to environmental values, community needs, availability of services and facilities, and choice;
 - (c) to recognise the individual character and needs of different areas across the Shire;

¹ *Ecological sustainability is defined in Chapter 1, Part 3 of the Act as a "balance that integrates: (a) protection of ecological processes and natural systems at local, regional, State and wider levels; and (b) economic development; and (c) maintenance of the cultural, economic, physical and social well being of people and communities."*

- (d) to provide a framework for the efficient and equitable development and funding of infrastructure;
- (e) to facilitate the integration of State, regional and local policies and interests;
- (f) to provide a basis for assessing development applications; and
- (g) to provide residents, public authorities and investors with confidence about future land use and development within the Shire.

1.3 Background to the Planning Scheme

The previous Planning Scheme for the Maroochy Shire commenced in December 1985. During its life, many amendments were made to the scheme, including numerous rezonings.

In the early 1990s, the Council decided to review its "vision" for the longer term future development of the Shire and began preparation of a new Strategic Plan for the Shire. The new Plan was gazetted in 1996 and (after review for consistency with the rest of the Scheme) forms part of this Planning Scheme (as Volume 2).

Following adoption of the new Strategic Plan, Council concluded that the other Planning Scheme provisions should be updated to better meet the needs of the Shire. This decision was also influenced by the State Government's introduction of new planning legislation which provides for a wider range of approaches to local government planning, and a development approval system that integrates local and State interests.

The Council decided that new Planning Scheme provisions were necessary to more effectively:

- respond to on-going development pressures within the Shire (including the demands of a population that grew from about 60,000 to over 110,000 over the life of the previous scheme and is continuing to grow),
- assist the implementation of the new Strategic and Corporate Plans, and
- integrate the results of the numerous local area planning processes that had been completed or were being carried out throughout the Shire, and
- respond to the requirements of, and opportunities provided by, the new *Integrated Planning Act*.

1.4 Measuring the Performance of the Planning Scheme

1.4.1 Explanation

- (1) (a) Under the Act, **desired environmental outcomes** (DEOs) comprise a key element of Planning Schemes. If, or how well, desired environmental outcomes are achieved is the overriding consideration in:

1. INTRODUCTION

- Planning Scheme reviews;
 - deciding applications for impact assessable development;
 - determining land acquisition requirements for the construction of infrastructure; and
 - other matters recognised by the Act.
- (b) The DEOs for this Planning Scheme are presented in part 2 of the Strategic Plan (Volume 2 of this Planning Scheme).
- (2) (a) The Act also requires Planning Schemes to include **Performance Indicators** which are to be used to assess the effectiveness of the Planning Scheme in achieving the desired environmental outcomes. Maroochy Shire Council's use of the performance indicators will rely on:
- comparisons with relevant findings of the 1996 Planning Study and subsequent relevant studies;
 - monitoring of development applications (including objections and other submissions) and resultant changes in land use;
 - interpreting aerial photography and other relevant geographic information data;
 - reviewing Council decisions; and
 - other relevant information.
- (b) To remove any doubt, the performance indicators are not part of the development assessment process but are intended solely to assess the performance of this Planning Scheme.
- (c) The performance indicators for any one DEO should be considered in combination (and not individually) in assessing the effectiveness of the Planning Scheme in achieving that particular DEO.
- (d) This performance assessment will be an integral part of future reviews of the Planning Scheme. Under the *Integrated Planning Act*, the Planning Scheme is required to be reviewed after six years, but Council may review it earlier.
- (b) At least 70% of 'Endangered' or 'Of Concern' vegetation communities on private land protected as a result of self-assessable and assessable development in the Shire;
- (c) Areas of vegetation communities classed as 'No Concern at Present' do not fall below 30% coverage in the shire and/or become 'Endangered' or 'Of Concern' as a result of development activities approved under this Planning Scheme;
- (d) An overall net increase in the extent of waterway corridor vegetation, with buffers of at least 40 metres on either bank along the Shire's major waterways being retained and/or enhanced as a result of self-assessable and assessable development in the Shire;
- (e) No reduction in size or loss of hydrological values of identified wetlands resulting from development activities approved under this Planning Scheme;
- (f) Negligible loss of marine or aquatic vegetation such as mangroves and seagrasses resulting from development activities approved under this Planning Scheme;
- (g) No currently rare or threatened fauna or flora species become extinct, and no new species become classed as 'rare' or 'threatened' as a result of self-assessable and assessable development in the Shire;
- (h) Integrity of decision-making on natural resources maintained through ongoing identification and verification of baseline data;
- (i) Majority of vegetation in linkage and mosaic vegetation management units protected as a result of self-assessable and assessable development in the Shire with at least some linkages and mosaics being enhanced through rehabilitation;
- (j) Use of bonus lot reconfiguration provisions for conservation outcomes results in greater proportion of significant vegetation being conserved than would have resulted from otherwise allowable reconfiguration design;
- (k) Natural values of visually prominent and attractive landscape features are protected, maintained and or enhanced as a result of self-assessable and assessable development in the Shire;
- (l) Run-off from all substantial development approved under the Planning Scheme (in particular new housing and industrial estates) meets State standards before reaching receiving waterways;
- (m) No decrease in water quality within water resources catchment waterbodies or the Shire's major waterways, attributable to any development and use of premises approved under this Planning Scheme;
- (n) Coastal landscape and processes not impacted by new development or redevelopment of existing premises;

1.4.2 Performance Indicators

(1) Desired Environmental Outcome No. 1
- Environmental Management

By the year 2005, this planning scheme is expected to have achieved the following:

- (a) Ecological condition and the level of protection for majority of 'Endangered' or 'Of Concern' vegetation communities remain unchanged or improved;

- (o) No reported impacts from acid sulphate soils, and no measurable increase in the production of acid sulphate soils, as a result of development activities approved under this Planning Scheme;
- (p) No decreases below acceptable standards in air quality or amenity resulting from development and use of premises approved under this Planning Scheme;
- (q) Increase in the proportion of new developments which are well sited and designed in terms of climate, vegetation impacts and topography;
- (r) Substantial progress towards achieving an integrated open space network across the Shire; and
- (s) No, or a reduction in the, reported loss or damage to premises developed under this Planning Scheme from landslips, storm surge and bushfires.

(2) Desired Environmental Outcome No. 2 - Social Equity and Livability

By the year 2005, this Planning Scheme is expected to achieve the following:

- (a) an adequate stock of land suitable and available for on-going development for urban purposes;
- (b) new communities have access to useable open space, public transport and local commercial and community facilities within walking distance;
- (c) majority of approved noise sensitive developments are setback or buffered from major sources of noise generation (such as state controlled roads, extractive industries and the airport);
- (d) the majority of new residential estates and individual buildings are designed to respond to climatic conditions and reduce energy consumption; and
- (e) the majority of new premises in urban areas and villages that abut public spaces (pathways, open space) provide for casual surveillance, and active frontages along main streets of villages and town centres.

(3) Desired Environmental Outcome No. 3 - Economic Sustainability

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) no loss of good quality agricultural land from new development, in accordance with State Planning Policy 1/92;
- (b) sufficient business and industry land available to satisfy demand;
- (c) a Centres hierarchy reflecting the Strategic Plan provisions is maintained;
- (d) an increase in the diversity of the tourism base; and

- (e) all noise sensitive uses are located outside of, or adequately buffered within, identified Extractive Industry Resource Buffer Areas or nominated Haulage Route Buffers.

(4) Desired Environmental Outcome No. 4 - Transport and Accessibility

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) a logical public transport, road and cycleway hierarchy in accordance with the staged implementation of the identified Road Hierarchy and Council's Bikeways Plan that meets the transport demands of the land use pattern provided for by the Planning Scheme, and which supports the achievement of the modal split targets of the "Integrated Regional Transport Plan";
- (b) an increase in higher density residential accommodation located within walking distance of rail and/or bus interchanges and major Centres;
- (c) no intensification of development for the purposes of noise-sensitive uses inside the 25 ANEF contour of the Sunshine Coast Airport; and
- (d) all new public facilities and services provide access for people with reduced mobility, such as the very young, the aged, people with permanent or temporary physical and/or intellectual disabilities, and parents with strollers.

(5) Desired Environmental Outcome No. 5 - Community and Cultural Development

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) community facilities developed within each urban locality and that serve the needs of the local community;
- (b) an increase in the proportion of dwellings in urban areas within walking distance of useable open space and other local community facilities; and
- (c) a diversity of housing types which reflects socio-economic characteristics of the Shire's residential population.

(6) Desired Environmental Outcome No. 6 - Urban Design, Heritage and Character

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) maintenance of the townscape and landscape character of the various localities within the Shire;
- (b) infill in, and expansion of, coastal settlements by development which reflects a subtropical landscape character; and

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- (c) no, or only minimal, loss of any buildings, structures or places identified as having heritage significance.

(7) Desired Environmental Outcome No. 7 - Development Infrastructure

By the year 2005, this Planning Scheme is expected to have achieved the following:

- (a) full costs of "hard" infrastructure provided to serve new communities is recovered;
- (b) development that is consistent with the Priority Infrastructure Plan; and
- (c) all new premises being provided with a reticulated or other reliable potable water supply and a reticulated or other ecologically sustainable effluent treatment and disposal system.