

**MAROOCHY PLAN 2000 – PLANNING SCHEME AMENDMENT
(Approval of Consequential Amendments)
(Palmview Structure Plan)
Adopted 1 November 2010 and Commenced/Gazetted 5 November 2010**

INSTRUCTIONS FOR REPLACEMENT PAGES

Please follow the instructions provided below in order to correctly replace the amended sections of Maroochy Plan 2000. The amendments will replace sections and maps from Volumes 1, 2, 3, 4 & Appendices.

INSTRUCTIONS

Volume 1

1. *Remove* existing 2 pages front of Vol 1 - Contents Overview to List of Amendments, *Insert* 2 new page front of Vol 1 - Contents Overview to List of Amendments
2. **Volume 1 maps**
(Remove existing maps as listed below and insert new maps with the amended date 5 November 2010 as per list below):-
Planning Area and Precincts 1.1 (place after p.34 before Rural Precinct Assessment Table section)
Nature Conservation Management Areas Special Management Area Regulatory Map 1.1
Waterways Special Management Area Regulatory Map 1.2 (1 of 2)
Wetlands and Fish Habitat Areas Special Management Area Regulatory Map 1.2 (2 of 2)
Landslip Hazard Special Management Area Regulatory Map 1.3 (1 of 2)
Steep Land Special Management Area Regulatory Map 1.3 (2 of 2)
Acid Sulfate Soils Areas Special Management Area Regulatory Map 1.4
Flood Prone and Drainage Constraint Areas Special Management Area Regulatory Map 1.5
Water Resource Catchment Areas Special Management Area Regulatory Map 1.6
Bushfire Prone Areas Special Management Area Regulatory Map 1.7
Sunshine Coast Airport Obstacle Limitation Surface Special Management Area Map 1.8 (1 of 7)
Sunshine Coast Runway Separation Distances Special Management Area Regulatory Map 1.8 (3 of 7)
Mineral and Extractive Resources and Buffer Areas Special Management Area Regulatory Map 1.9

Volume 2

3. **Volume 2 maps**
(Remove existing maps as listed below and insert new maps with the amended date 5 November 2010 as per list below):-
Remove existing Strategic Plan Map 2.1 after page 2; *Insert* new Strategic Plan Map 2.1 after page 2 page
Remove existing Road Hierarchy Map 2.2 after page 66; *Insert* new Road Hierarchy Map 2.2 after page 66.

Volume 3

4. Remove existing pages 99-100; Insert new pages 99-100
5. Remove existing pages 103-104; Insert new pages 103-104 (note page 104 intentionally left blank)

6. Volume 3 maps

(Remove existing maps as listed below and insert new maps with the amended date 5 November 2010 as per list below):-

Planning Area No.3 Sippy Downs

Sippy Downs District Structure Plan (Figure 3-3.3.3(a))

Sippy Downs Township Structure Plan (Figure 3-3.3.3(b))

Planning Area No. 20 Mountain Creek Valley

Planning Area No.21 Eudlo Creek Valley

Volume 4

(Remove existing maps as listed below and insert new maps with the amended date 5 November 2010 as per list below):-

Nature Conservation Strategy Code Map (Figure 4-2.1.1)

Waterways Code Map (Figure 4-2.1.2(a))

Wetlands and Fish Habitat Areas Code Map(b) (Figure 4-2.1.2 (b))

Designated Bushfire Prone Areas for Building Work (Figure 2.1.6)

Appendices

7. Appendices maps

(Remove existing maps as listed below and insert new maps with the amended date 5 November 2010 as per list below):-

Road Hierarchy Transport, Traffic and Parking Policy Map 1

Biodiversity Desired Environmental Outcomes Biodiversity Policy Map 1

Biodiversity Critical and Irreplaceable Values Biodiversity Policy Map 2

8. Development Contribution Maps

(Remove existing maps as listed below and insert new maps with the amended date 5 November 2010 as per list below):-

DC1 Fig 1 Water Supply Trunk Infrastructure

DC1 Fig 2 Sewerage Trunk Infrastructure

DC1 Fig 3 Water Supply Zonal Headworks Areas

DC1 Fig 4 Sewerage Sub Catchments Headworks Areas

DC2 Fig 1 South Bikeways Policy

DC3 Map 1 Trunk Road Infrastructure

DC5 Fig 1 Public Parks Infrastructure

DC6 Fig 1 Land for Community Facilities

If you have any queries or comments regarding the amendments, please contact Strategic Planning Branch on telephone number (07) 5449 5239/5420 8933

Maroochy Plan 2000

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VOLUME ONE

Administration & Assessment Requirements

- (1) Introduction
- (2) Using the Planning Scheme
- (3) Interpretation
- (4) Assessment of material change of use in Precinct Classes
- (5) Assessment of other forms of development
- (6) Assessment of development in Special Management Areas
- (7) Particular requirements for places having cultural heritage significance
- (8) Register of forestry activities

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Strategic Plan

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- (2) The Vision
- (3) Urban Development
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Planning Areas, Precincts and Precinct Classes

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- (3) Statements of Desired Character for Planning Areas and Precincts

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- (11) Codes for Rural Development and Use
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APPENDICES

Maroochy Shire Council

List of Planning Scheme Policies

General

- (1) Preparation of Cultural Heritage Impact Reports
- (2) Ecological Assessment
- (3) Rehabilitation Plans
- (4) Preparation of Geotechnical Reports
- (5) Operational Works
- (6) Transport, Traffic and Parking
- (7) Acoustic Environment Assessment
- (8) Outdoor Dining Area Applications
- (9) Reconfiguring Lots
- (10) Preparation of Waste Management Plans
- (11) Development in The Sippy Downs Town Centre
- (12) Biodiversity
- (13) Bushfire Management Plan
- (14) Erosion & Sediment Control

For Development Contributions

- (1) DC1 Water Supply and Sewerage Infrastructure
- (2) DC2 Provision of Bikeways and Bicycle Facilities
- (3) DC3 Roads Infrastructure
- (4) DC4 Stormwater Quality
- (5) DC5 Public Parks Infrastructure
- (6) DC6 Land for Community Facilities
- (7) DCA Administration

Repealed Integrated Planning Act 1997

MAROOCHY PLAN 2000

Adoption

The Sunshine Coast Council adopted this planning scheme [incorporating Maroochy Plan 2000 Consequential Amendment from Palmview Structure Plan on 1 November 2010.

Commencement

This planning scheme [incorporating Maroochy Plan 2000 Consequential Amendments from the Palmview Structure Plan took effect on 5 November 2010.

List of Amendments

AMENDMENT NO.	TITLE	ADOPTION DATE	COMMENCEMENT DATE
1	Planning Scheme Policy No. DC1 - Water Supply Infrastructure and Sewerage Infrastructure	9 August 2000	12 August 2000
2	Supplementary Table of Development Assessment, Planning Area No. 1 – Maroochydore, Precinct 3 – Sunshine Plaza	n/a	31 August 2001 ¹
3	Round 1 Amendments	24 April 2002	7 May 2002
4	Development Contributions (DC) Policies	24 September 2003	3 December 2003
5	Retail and Commercial Centres Hierarchy	22 December 2004	21 January 2005
6	Development Contributions (DC) Policies – ‘Unit Charge’ and ‘Fees and Charges’ provisions	22 December 2004	9 February 2005
7	New Development Contributions (DC) Policies – DCA, DC2, DC3, DC4, DC5 and DC6 DC4, DC5 and DC6	22 June 2005	1 July 2005
8	Planning Scheme Policy DC1 - Water Supply and Sewerage Infrastructure	27 July 2005	30 July 2005
9	Round 2 Amendments (Planning Scheme Policies)	28 September 2005	21 August 2006
10	Round 2 Amendments (Volumes 1 to 4), Short Term Amendments and Minor Amendments (Peregian South)	26 July 2006	21 August 2006
11	Development Contributions (DC) Policies – Indexation Amendments	22 November 2006	1 December 2006

¹ This notation refers to a preliminary approval overriding the planning scheme pursuant to a Court Order dated 6 February 2001. The preliminary approval took effect on 6 February 2001.

12	Development Contribution (DC) Policies – DCA, DC1, DC2, DC3, DC4, DC5 and DC6	10 October 2007	1 November 2007
14	Planning Scheme Policies Nos. 5, 6, 7 and 9	24 October 2007	21 April 2008
15 & 16	Planning Scheme Policies 4, 5, 6, 12, 13 & 14	21 August 2008	30 September 2008
17	Development Contribution (DC) Policies – DCA, DC1, DC2, DC3, DC4, DC5 and DC6	19 June 2008	30 June 2008
13	Sippy Downs Towns Centre Master Plan New Planning Scheme Policy No. 11	4 December 2008	9 February 2009
21	Planning Scheme Policy 5 Operational Works – Water and Sewer component	29 October 2009	11 November 2009
Order No.3.	Amendment relating to 9 Nye Avenue, Buderim Lot 1 on RP108407.	26 November 2009 (Order in Council)	27 November 2009 (Date notice published in Gazette)
15 & 16	New Erosion and Sediment Control Code, Revised Standards for Bushfire Prone Areas, new standards for Car Parking in Centre Precincts and Other Amendments	6 October 2010	25 October 2010
Palmview Structure Plan Consequential Amendments	Amendments to Chancellor Park South (<i>Precinct Class =Precinct Class Master Planned Community</i>) and removes Sippy Downs Canelands (<i>Precinct Class =Sustainable Canelands</i>) and replaces maps in Maroochy Planning Scheme 2000.	1 November 2010	5 November 2010

(6) Chancellor Park North (Precinct Class = Neighbourhood Residential)

Intent

This Precinct is intended to continue developing as an attractive, safe and socially integrated residential area with a high degree of amenity and a wide range of residential accommodation.

A wide range of dwelling types and densities should be provided within the Precinct. Small lot housing should be allowed at appropriate locations and medium-density housing development should be located close to centres and public transport.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Neighbourhood Residential Precinct Class.

Landscape and Built Form

Significant elements of the desired landscape and built form include:

- **Streets:** The pattern and design of streets should be consistent with the provisions of the Planning Scheme codes.
- **Public and semi-public spaces:** Local parks and recreation facilities should be provided to enhance the character and amenity of the Precinct and serve nearby residents.

The location and design of open spaces should be consistent with the provisions of Planning Scheme codes.

- **Siting and setbacks:** The location of buildings should be consistent with the provisions of Planning Scheme codes.
- **On-site landscaping and site coverage:** On-site landscaping and site coverage should be consistent with the provisions of Planning Scheme codes.
- **Building form:** Building form should be consistent with the provisions of Planning Scheme codes.

Preferred Maximum Density for multi-unit residential premises

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF
All sites	1.0	200

¹DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

This Precinct is primarily intended to provide for the day-to-day convenience shopping and personal services needs of nearby Chancellor Park residents.

Shops, some offices, and community and recreation facilities are appropriate in the Precinct. Residential accommodation above and near these facilities should be encouraged, provided development is designed to avoid unreasonable amenity conflicts. Small-scale tourist accommodation may also be appropriate.

Traffic access should be primarily achieved via University Way and adjacent collector streets, with buses using University Way. Within the centre, pedestrian movement should have priority over vehicular traffic.

Wherever possible, parking facilities should be shared with nearby uses. Large areas of open paved car park should be avoided in favour of groups of smaller, landscaped facilities designed to minimise environmental and visual impacts.

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 10 for the Local Centre Precinct Class.

Landscape and Built Form

Significant elements of the desired landscape and built form include:

- **Public and semi-public spaces:** The design of the centre facilities should incorporate a small public or semi-public outdoor area for the benefit of visitors and employees. This should be a focus of the centre. After hours use should be encouraged by the appropriate location of a café and other suitable stores around the space.
- **Siting and setbacks:** Buildings should be located close to the University Way frontage.
- **On-site landscaping:** Planting should enhance the sub-tropical image and character desired for the centre. A minimum of 15% of the site should comprise attractive landscaping.
- **Building height:** Buildings should not exceed four storeys (15m) in height.
- **Building form:** Buildings should establish attractive landmarks at the intersection of University Way and adjacent streets and be designed to create an intimate and 'user-friendly' centre.

(7) Chancellor Local Centre (Precinct Class = Local Centre)

Intent

3. STATEMENTS OF DESIRED CHARACTER FOR PLANNING AREAS AND PRECINCTS

Preferred Maximum Density for multi-residential premises

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF
All sites	1.0	200

DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

(8) Chancellor Park South (Precinct Class = Master Planned Community)

Intent

This Precinct is intended to develop as an attractive safe and socially integrated residential area with a high degree of amenity and a wide range of residential accommodation. The Precinct is intended to be developed in accordance with a Local Area Structure Plan or other comprehensive Plan of Development approved by Council.

Urban development along Sippy Creek should:

- Be above the 100 year ARI flood level;
- Allow for adequate separation distances between non-agricultural and agricultural uses;
- Allow for the riparian values of the creek to be protected.

A wide range of dwelling types and densities should be provided within the Precinct. Small lot housing should be allowed at appropriate locations and medium-density housing development should be located close to centres and public transport. Depending on the density and scale of residential development which is achieved, an additional school may be required in this area.

Where the Precinct adjoins the Mooloolah River National park adequate buffers should be provided to protect the values of the National Park.

Preferred and Acceptable uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Master Planned Community Precinct Class.

The following uses may be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Detached houses
- Display home
- Dual occupancy
- Home-based business
- Multiple dwelling units
- Retirement village
- Shop (in the form of a “corner store”)

- Community uses servicing a local need.

Landscape and Built Form

Significant elements of the desired landscape and built form include:

- **Streets:** The pattern and design of streets should be consistent with the provisions of the Planning Scheme codes.
- **Public and semi-public spaces:** Local parks and recreation facilities should be provided to enhance the character and amenity of the Precinct and serve nearby residents. Linear open spaces should be developed to assist appropriate stormwater management and, in appropriate locations, provide walking and cycling trails. The ecological

The ecological and environmental functions and values of Sippy Creek and university creeks should be protected and/or enhanced.

The location and design of open spaces should be consistent with the provision of Planning Scheme codes.

- **Siting and setbacks:** The location of buildings should be consistent with the provisions of Planning Scheme codes.
- **On-site landscaping and site coverage:** On-site landscaping and site coverage should be consistent with the provisions of Planning Scheme codes.
- **Building Height:** Buildings should not exceed two storeys (8.5m) for low density residential and three storeys (12m) for medium density residential, in height.
- **Building form:** Building form should be consistent with the provisions of Planning Scheme codes.

Preferred Maximum Density for multi-residential premises

Slope of land	Maximum plot ratio	Site area per dwelling for calculating the DUF
All sites	0.6	180

DUF = Dwelling Unit Factor (as defined in section 3.2 of this planning scheme)

Preferred and Acceptable Uses

Preferred uses within this Precinct are those referred to in the Table of Development Assessment (refer Vol 1) for the Master Planned Community Precinct Class.

The following uses may be considered consistent with the intent and desired character of this Precinct, and suitable for inclusion in detailed master planning, where appropriately located, sited and designed:

- Detached houses
- Display home
- Dual occupancy
- Fast food store
- Home-based business
- Multiple dwelling units
- Office
- Outdoor recreation (limited to uses which serve local community needs eg. Bowling club and golf course)
- Restaurant
- Retirement village
- Service station
- Shop
- Special use (serving local community needs eg. Primary school).

Landscape and Built Form

Significant elements of the desired landscape and built form include:

- **Streets:** Streets should be designed to incorporate high quality lighting and landscaped verges and medians (where desirable) and on-street car parking to provide flexibility for both business and residential uses. In general, the pattern and design of streets should be consistent with the provision of the Planning Scheme codes.
- **Public and semi-public spaces:** The design of the neighbourhood centre facilities should incorporate a small public or semi-public outdoor area for the benefit of residents and employees. This should be a focus of the centre. After hours use should be encouraged by the appropriate location of a café and other suitable stores around the space. Elsewhere, small landscaped squares, small and larger parks (located and designed in accordance with the provisions of AMCORD) and recreation facilities should be provided to serve nearby residents and employees. Linear open spaces should be developed to assist appropriate stormwater management and provide walking and cycling trails.
- **Siting and setbacks:** Buildings in the neighbourhood centre should be located close to street frontages and other public and semi-public

spaces. Large car parking areas should not intrude onto street frontages but may be considered along the frontage to the Sunshine Motorway and multi-modal link. Residential buildings should be sited in accordance with the provisions of the Planning Scheme codes.

- **On-site landscaping:** Planting should enhance the sub-tropical image and character desired for the neighbourhood centre. A minimum of 15% of the site should comprise attractive landscaping in the neighbourhood centre, and a minimum of 20% in mixed use developments, and a minimum of 35% in exclusively residential sites. For residential premises, on-site landscaping should be consistent with the provisions of the Planning Scheme codes.
- **Building form:** Buildings should establish attractive landmarks and be designed to create intimate and 'user-friendly' areas. The form of residential buildings should be consistent with the provisions of the Planning Scheme codes.

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