

Draft Sunshine Coast Planning Scheme
 Review of Submissions
Region Wide Key Issues Paper No. 8:
Dual occupancy code

Key Issue:	Provisions contained in Dual occupancy code
No. of submissions:	9
Major issues raised:	Building height Site cover Residential density Individual design of dwellings

1.0 INTRODUCTION

9 submissions received on the draft planning scheme have raised issues related to particular assessment criteria in the Dual occupancy code.

This paper only addresses issues relating to the Dual occupancy code. Issues relating to the location of Dual occupancy zones are addressed in *Region Wide Key Issues Paper No.9: Dual occupancy in the Low density residential zone.*

Note—Region Wide Key Issues Discussion Paper No.9 includes directions for changes to the Dual occupancy code in respect to location, site suitability and minimum site area requirements (AO1.1 to AO1.3 of the Dual occupancy code).

The most common issues raised in submissions relate to:-

- assessment criteria AO2.1 which allows Dual occupancy to have a maximum building height of up to 10 metres;
- assessment criteria AO3 which requires the site cover of a Dual occupancy to reduce from 50% for a single storey building to 40% for a multiple storey building; and
- assessment criteria AO4.1 which requires each dwelling of a Dual occupancy to be of an individual design (e.g. not a mirror image).

In addition to these issues, a small number of submissions also raised issues about a number of other assessment criteria, including those relating to landscaping.

These submissions were generally received from private certifiers or associated groups with a particular concern about the application of the Dual occupancy code to self-assessable development.

One submission raised concern that provisions in the draft Dual occupancy code were less onerous than those contained in comparable codes in the current planning schemes and that this was likely to lead to poor development outcomes.

Another submission reiterated the importance of good design outcomes for Dual occupancy and requested additional guidelines be provided. This submission raised particular concerns about the absence of any control on density (i.e. number of bedrooms) and a reduction in the area of private open space to be provided.

2.0 EXISTING PLANNING SCHEME PROVISIONS

Caloundra City Plan 2004

Caloundra City Plan includes the Duplex Dwelling Code. This code is applicable to code and impact assessable development.

Maroochy Plan 2000

Maroochy Plan 2000 includes the Code for the Development and Use of Dual Occupancy. This code is applicable to code and impact assessable development.

3.0 DRAFT SUNSHINE COAST PLANNING SCHEME

The draft planning scheme includes the Dual occupancy code which applies to both self-assessable and assessable development.

The draft Dual occupancy code is largely based upon a compilation of the provisions contained in the current planning schemes.

4.0 CONSIDERATION OF ISSUES

General

Because the Dual occupancy code is intended to be applicable to both self-assessable and assessable development, it is important that it provide a clear and definitive framework by which compliance can be determined.

It is intended that the Dual occupancy code will be reviewed having regard to all the issues and recommendations provided by submitters. The following sub-sections provide responses to the main/frequent issues raised in submissions.

Maximum building height

It is considered appropriate that a Dual occupancy be limited to a maximum height of 8.5 metres where in the Low density residential zone or the height specified on the applicable Height of Buildings and Structures Overlay Map where in the Medium density residential zone or a centre zone.

The intent is for Dual occupancies to be appropriately integrated within residential neighbourhoods and allowing an increased height limit for Dual occupancies in the Low density residential zone would work against this outcome.

Revisions to Acceptable outcomes AO2.1 of the Dual occupancy code will be required to clarify this intent.

Maximum site cover

It is considered appropriate that the maximum site cover requirement for a Dual occupancy be varied between single and multi-storey buildings.

The bulk and scale of Dual occupancies in the Low density residential zone is important to protect residential character. The draft planning scheme provisions seek to prevent the establishment of oversized Dual occupancies which may impact on the character of traditional residential neighbourhoods.

No change is proposed to assessment criteria AO3 of the Dual occupancy code.

Residential density

It is considered appropriate that a maximum site density requirement be incorporated into the revised Dual occupancy code as a further control on the bulk and scale of dual occupancies and their potential to impact on local amenity in terms of car parking, traffic generation, etc.

It is proposed to include a new acceptable outcome in the Dual occupancy code requiring that the maximum number of bedrooms per dwelling not exceed 3.

Individual design of dwellings

It is considered appropriate that each dwelling of a Dual occupancy be required to be of an individual design (and not a mirror image of the adjoining dwelling). This assessment criterion is intended to encourage Dual occupancies to be designed and constructed with varying features which contribute to streetscape character.

No change is proposed to assessment criteria AO4.1 of the Dual occupancy code.

Other issues

A number of other submissions raised issues relating to garages and carports, streetscape character and setbacks, private open space, setbacks, landscaping and development over easements. In response, the recommendations for changes to the Dual occupancy code follows:

- to remove the requirement for a garage or carport to be located at the rear of the site (AO4.2);
- to rationalise and clarify requirements relating to streetscape character and setbacks (AO4.1 to AO4.4);
- to clarify requirements relating to the provision of private open space (AO5);
- to clarify requirements for buildings and structures within setbacks adjacent to canals and artificial waterways (AO6);
- to simplify requirements relating to landscaping and fencing (AO7.1 to AO7.6); and
- to delete requirements relating to development over easements (AO11.2).

5.0 DIRECTION

That:-

(a) the Dual occupancy code be amended as follows:-

- (i) to include the location and site suitability assessment criteria for Dual occupancies in the Low density residential zone as set out in Region Wide Key Issues Paper No.9: Dual occupancy in the Low density residential zone (AO1.1 to AO1.3);**
- (ii) to specify a maximum height of 8.5m for Dual occupancies in the Low density residential zone (AO2.1);**
- (iii) to specify a maximum density of 3 bedrooms per dwelling (PO3);**
- (iv) to remove the requirement for a garage or carport to be located at the rear of the site (AO4.2);**
- (v) to rationalise and clarify requirements relating to streetscape character and setbacks (AO4.1 to AO4.4);**
- (vi) to clarify requirements relating to the provision of private open space (AO5);**

- (vii) to clarify requirements for buildings and structures within setbacks adjacent to canals and artificial waterways (AO6);
 - (viii) to simplify requirements relating to landscaping and fencing (AO7.1 to AO7.6);
 - (ix) to delete requirements relating to development over easements (AO11.2);
- (b) the following provisions of the Dual occupancy code be retained:-
 - (i) site cover requirements for single and multi-storey Dual occupancy development (AO3); and
 - (ii) requirements for dual occupancies to be of an individual design (AO4.1).