

Draft Sunshine Coast Planning Scheme
Review of Submissions
Region Wide Key Issues Paper No. 9:
Dual occupancy in the Low density residential zone

Key Issue:	Provision for Dual occupancy in Low density residential zone
No. of submissions:	115 (including 90 form letters)
Major issues raised:	Housing diversity Loss of development potential Appropriateness of identified Dual occupancy area precinct.

1.0 INTRODUCTION

115 submissions (including 90 form letters) raised concern about the provisions in the draft planning scheme that regulate the establishment of Dual occupancy in the Low density residential zone.

A number of submissions have expressed concern that:-

- areas identified for Dual occupancies are too limited and are not appropriately spread across the region;
- the approach adopted in the draft planning scheme is a significant constraint to facilitating housing diversity; and
- only a small proportion of areas identified for Dual occupancy will ever be converted to Dual occupancies.

A small number of submissions provided support to the proposed approach of limiting the establishment of Dual occupancies to identified areas.

2.0 EXISTING PLANNING SCHEME PROVISIONS

Caloundra City Plan 2004

Caloundra City Plan 2004 generally makes duplex dwellings impact assessable development in the Low density residential precinct and Township residential zone.

Duplex dwellings are only made code assessable development in the Low density residential precinct and Township residential precinct where they are located on a lot nominated as a 'Duplex Dwelling Lot' on an approved plan of development for reconfiguring a lot.

Caloundra City Plan also includes a Duplex dwelling code that specifies a minimum lot size of 800m² for a duplex dwelling where established in a traditional housing area.

Maroochy Plan 2000

Maroochy Plan 2000 makes Dual occupancy code assessable development in the Hillslope residential precinct and Neighbourhood residential precinct where on a lot not less than 800m² in area.

In all other circumstances, Dual occupancy is impact assessable development in the Hillslope residential precinct and Neighbourhood residential precinct.

3.0 DRAFT SUNSHINE COAST PLANNING SCHEME

The draft planning scheme makes Dual occupancy self-assessable development where within Precinct LDR 1 (Dual occupancy area) in the Low density residential zone. Where not located in Precinct LDR 1, Dual occupancy is impact assessable development.

Under the draft planning scheme the distribution of Precinct LDR 1 is limited to distinct areas in a small number of local plan areas.

This approach was specifically designed to respond to community concern expressed about Dual occupancies in residential areas identified in consultation with Divisional Councillors.

4.0 CONSIDERATION OF ISSUES

The major issue with the provisions as contained within the draft planning scheme is that Precinct LDR 1 (Dual occupancy area) is very limited in its distribution across the region.

The policy effect of the current approach is that Dual occupancies would be concentrated into relatively small areas. The current approach represents a significant impediment to facilitating housing diversity and to distributing an important housing type more liberally throughout the residential neighbourhoods of the Sunshine Coast.

An alternative approach would be to allow Dual occupancy to occur in most parts of the Low density residential zone where complying with a minimum lot size and other requirements contained in the Dual occupancy code whilst identifying particular local plan areas or sub-areas (using a precinct under the zone) where Dual occupancies are not supported because of:-

- neighbourhood character or residential amenity considerations;
- servicing and infrastructure considerations;
- local community expectations; or
- the requirement to protect iconic values.

This would effectively replace the proposed draft planning scheme approach whereby Precinct LDR 1 identifies specific areas where Dual occupancy can occur with an approach where a precinct identifies specific areas where Dual occupancy is not intended to occur. A suggested name for this precinct would be 'Protected housing area'.

Protected housing areas have been identified at:

- Beerburrum Low density residential zone
- Blackall Range LPA Low density residential zone
- Buderim
- Caloundra Dicky
- Caloundra Homestead
- Caloundra Shelly
- Caloundra West Creekside
- Caloundra West Sugar Bag Road
- Coolum Boardwalk

- Eudlo LPA Low density residential zone
- Eumundi Neighbourhood Character Area
- Golden Beach/Pelican Waters Low density residential zone
- Kawana Beach
- Kawana Boolagi
- Kawana Canal
- Kawana Coogarra
- Kawana Minyama
- Landsborough Neighbourhood character areas
- Maleny LPA Low density residential zone
- Maroochy North Shore Airport
- Maroochy North Shore Twin Waters
- Mooloolaba Mooloolah

There are also some consequential amendments that would need to be made in conjunction with this approach.

These include:-

- reviewing the range of residential uses that should be allowed to occur in the Protected housing area; and
- including additional assessment criteria in the Dual occupancy code relating to minimum lot size, maximum slope and separation between Dual occupancies.

The approach described above could be reasonably executed without upsetting the balance of the planning scheme, although it is recognised that this approach would be more of a departure from the arrangements in the existing planning schemes (particularly Maroochy Plan 2000) which already include provisions that more broadly allow for the establishment of Dual occupancies in low density residential precincts.

5.0 DIRECTION

That:-

- (a) Precinct LDR 1 (Dual occupancy area) as currently constituted be removed from the planning scheme;**
- (b) Dual occupancy be made self-assessable development within the Low density residential zone except for specific areas determined to be unsuitable for Dual occupancy having regard to:-**
 - (i) neighbourhood character or residential amenity considerations;**
 - (ii) servicing and infrastructure considerations;**
 - (iii) local community expectations; or**
 - (iv) the requirement to protect iconic values.**
- (c) the areas identified by the process set out in (b) above be included in a new Precinct LDR 1 (Protected housing area) under the Low density residential zone;**
- (d) Dual occupancy, Residential care facility and Retirement facility be made impact assessable within the new Precinct LDR1 (Protected housing area); and**
- (e) additional assessment criteria be included in the Dual occupancy code requiring that where Dual occupancy occurs in the Low density residential zone it is:-**
 - (i) on a lot having a minimum area of 800m²;**
 - (ii) on a lot not exceeding a slope of 15%; and**
 - (iii) on a lot that does not adjoin another lot developed for a Dual occupancy.**