

Draft Sunshine Coast Planning Scheme
Review of Submissions
Region Wide Key Issues Paper No. 3:
Minimum lot size in the Rural residential zone

Key Issue:	Minimum lot size for land included in the Rural residential zone
No. of submissions:	40
Major issues raised:	Default minimum lot size specified for land included in Rural residential zone

1.0 INTRODUCTION

The draft planning scheme specifies a minimum lot size of 2 hectares for land included in the Rural residential zone, except where varied by a local plan. Six local plans include variations to the standard lot size for the Rural residential zone.

A number of submissions have expressed concern about an increase in the minimum lot size for land included in the Rural residential zone, when compared with the current planning schemes.

Respondents express concern that this change in the default minimum lot size will have significant impacts on development yield and the configuration of lot layouts in rural residential areas.

Respondents also express concern that the removal of a minimum average lot size (as is currently provided for in Maroochy Plan 2000) reduces flexibility to respond to site constraints.

2.0 EXISTING PLANNING SCHEME PROVISIONS

The two existing planning schemes specify different default minimum lot sizes for land included in the Rural residential zone.

Caloundra City Plan 2004

Caloundra City Plan 2004 specifies a default minimum lot size of 1 hectare for land in the Rural settlement precinct (Rural residential zone equivalent), except where varied by a local plan.

A range of different minimum lot sizes (from 2,500m² to 1 hectare) are specified in local plans depending on the locality, physical attributes of the area and the nature of existing rural residential development in the area. In some cases, local plans also specify minimum average lot sizes.

Maroochy Plan 2000

Maroochy Plan 2000 specifies a default minimum lot size of 6,000m² and an average lot size of 8,000m² for all land included in the Sustainable rural residential precinct (Rural residential zone equivalent).

The only variation to this standard lot size is for precincts in the Blackall Range Planning Area where a minimum lot size of 2 hectares is specified.

3.0 DRAFT SUNSHINE COAST PLANNING SCHEME

The draft Sunshine Coast Planning Scheme specifies a default minimum lot size of 2 hectares for land included in the Rural residential zone.

Variations to this standard lot size are contained in local plans which specify alternative minimum lot size for particular areas as described below.

Local plan area	Minimum lot size
Beerwah local plan area	2,500m ²
Caloundra West local plan area	1 hectare
Glass House Mountains local plan area	2,500m ²
Kenilworth local plan area	8,000m ²
Maleny local plan area	5,000m ² to 1 hectare
Mooloolah local plan area	1 hectare
Landsborough local plan area	6,000m ²

These variations closely reflect existing planning scheme provisions.

4.0 CONSIDERATION OF ISSUES

A key principle of the South East Queensland Regional Plan 2009-2031 (SEQ Regional Plan) is to contain and limit areas allocated for rural residential development.

The draft planning scheme supports this principle by containing rural residential development to within the Rural residential growth management boundaries.

Under the draft planning scheme, the Rural residential zone generally applies to land which is within an equivalent precinct in one of the existing planning schemes.

For the most part the Rural residential zone applies to areas that are within the Urban Footprint or Rural Living Area regional land use categories specified in the SEQ Regional Plan.

Rural residential areas situated outside of the Urban Footprint or Rural Living Area regional land use categories are subject to State regulatory provisions which restrict further subdivision. The draft planning scheme reflects these State regulatory provisions by specifying that no new lots are to be created in these areas.

For rural residential areas situated inside the Rural residential growth management boundary (i.e. located in the Urban Footprint or Rural Living Area regional land use categories), the draft planning scheme specifies a default minimum lot size of 2 hectares.

For some areas this minimum lot size is varied by a local plan. In these areas, detailed local area planning has previously been undertaken to set minimum (and sometimes minimum average) lot sizes that reflect local character considerations and the presence of a range of constraints.

The specification of a default minimum lot size of 2 hectares for the Rural residential zone in the draft planning scheme reflects an intent to standardise (as far as practicable) the lot size requirements applicable to this zone across the region. In this context, consideration was given to the provisions operating in Caloundra City Plan 2004, Maroochy Plan 2000 when the draft planning scheme was prepared.

With the de-amalgamation of the former Noosa Shire, it is reasonable to adjust this approach so that the default minimum lot size better reflects a balance between the existing provisions operating in Caloundra City Plan 2004 and Maroochy Plan 2000.

On this basis, it is considered appropriate that a default minimum lot size of 6,000m² and a minimum average lot size of 1 hectare be specified for the Rural residential zone in the final planning scheme.

The specification of both a minimum and minimum average lot size provides a framework by which the constraints present in many rural residential areas may be appropriately considered and lots configured to respond to those constraints.

Although this approach would marginally increase the minimum average lot size operating under Maroochy Plan 2000, it is considered that this increase will not have a significant impact on the yield that can be achieved for any particular site.

The increased differential between the minimum and minimum average lot size is considered important to provide greater flexibility for subdivision outcomes.

In accordance with Blackall Range's iconic values, it will be necessary to amend the Blackall Range local plan code to specify a minimum lot size of 2 hectares for land in the Rural residential zone in that local plan area.

It will also be necessary to align the change in default minimum lots size with other changes to minimum lot size requirements that have been made as part of the consideration of submissions for particular local plan areas.

5.0 DIRECTION:

That:-

- (a) the default minimum lot size for the Rural residential zone be set at 6,000m²;**
- (b) the default minimum average lot size for the Rural residential zone be set at 1 hectare;**
- (c) provisions be incorporated in the Blackall Range local plan code to specify a minimum lot size of 2 hectares for land included in the Rural residential zone in that local plan area (due to the area's iconic values) and**
- (d) the variations specified in other local plans be retained or amended as provided for in the applicable local plan submissions table.**