

## 6.2 Zone codes

### 6.2.1 Low density residential zone code

#### 6.2.1.1 Application

- (1) This code applies to assessable development:-
  - (a) within the Low density residential zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
  - (b) identified as requiring assessment against the Low density residential zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

#### 6.2.1.2 Purpose and overall outcomes

- (1) The purpose of the Low density residential zone code is to provide for predominantly low density, low rise residential activities on conventional sized urban residential lots. Whilst primarily intended to accommodate *dwelling houses*, *dual occupancies* may also be accommodated in appropriate locations along with other residential activities and small-scale services and facilities that cater for local residents.
- (2) The purpose of the Low density residential zone code will be achieved through the following overall outcomes:-
  - (a) development provides for an attractive, open and low density form of urban residential living;
  - (b) development provides for low density housing types, primarily in the form of *dwelling houses*;
  - (c) *dual occupancies* and limited other residential activities such as *residential care facilities* and *retirement facilities* may be established outside identified protected housing areas where their scale and operation is compatible with, and does not detract from, the residential character and amenity of the zone;
  - (d) *home based businesses* that integrate work and family and are compatible with local residential amenity are also encouraged to establish in the zone;
  - (e) development may provide for limited other non-residential activities such as *corner stores* and *child care centres* which:-
    - (i) directly support the day to day needs of the immediate residential community;
    - (ii) are of a small scale and low intensity;
    - (iii) are compatible with the local residential character and amenity of the area;
    - (iv) wherever possible, are co-located with other non-residential activities in the zone;
    - (v) are accessible to the population they serve and are located on the *major road* network rather than local residential streets; and
    - (vi) do not have a significant detrimental impact on the amenity of surrounding residents, having regard to hours of operation, generation of odours, noise, waste products, dust, traffic, electrical interference, lighting and visual impacts;
  - (f) development provides for an efficient pattern of land use and infrastructure that:-
    - (i) creates walkable and legible residential neighbourhoods that integrate with *active transport* networks and are well connected to activity centres, employment nodes, open space and recreational areas, community facilities and educational opportunities;
    - (ii) encourages public transport accessibility and use; and
    - (iii) maximises the efficient extension and safe operation of *infrastructure*;

- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high level of residential amenity, personal health and safety, protection for property and appropriately meets the needs of people of all abilities;
- (i) development for residential activities adjacent to rural land does not interfere with the existing or ongoing use of rural land for productive agricultural purposes;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (l) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (m) development is provided with the full range of urban services to support the needs of the community, including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (n) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (o) development provides for the following:-
  - (i) a use listed as a consistent use in column 1 of **Table 6.2.1.2.1 (Consistent uses and potentially consistent uses in the Low density residential zone)** to occur in the Low density residential zone; and
  - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.1.2.1** to occur in the Low density residential zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.1.2.1** is an inconsistent use and is not intended to occur in the Low density residential zone.

**Table 6.2.1.2.1 Consistent uses and potentially consistent uses in the Low density residential zone**

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<b>Residential activities</b>	
(a) <i>Community residence</i> (b) <i>Dual occupancy</i> (where not located in Precinct LDR 1 (Protected Housing Area)) (c) <i>Dwelling house</i> (d) <i>Dwelling unit</i> (e) <i>Residential care facility</i> (where not located in Precinct LDR 1 (Protected Housing Area)) (f) <i>Retirement facility</i> (where not located in Precinct LDR 1 (Protected Housing Area))	(a) <i>Relocatable home park</i> (b) <i>Rooming accommodation</i> (c) <i>Tourist park</i>
<b>Business activities</b>	
(a) <i>Home based business</i> (where other than a high impact home based activity) (b) <i>Office</i> (where located in an existing building in Maroochydore/Kuluin local plan area Precinct MAK LPP-3 – Maud Street/Sugar Road) (c) <i>Sales office</i> (d) <i>Shop</i> (where a <i>corner store</i> )	None
<b>Community activities</b>	
(a) <i>Community care centre</i>	<i>Child care centre</i>

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(b) <i>Community use</i> (where located on <i>Council</i> owned or controlled land and undertaken by or on behalf of the <i>Council</i> )	
(c) <i>Emergency services</i>	
<b><i>Sport and recreation activities</i></b>	
<i>Park</i>	None
<b><i>Other activities</i></b>	
<i>Utility installation</i> (where a <i>local utility</i> )	None