The Noosa Plan
Planning for sustainable outcomes

Proposed Amendments to The Noosa Plan

Housing

Secondary Dwellings

In an effort to reduce regulation and costs associated with adding a small self-contained flat to a house, it is proposed the residential land use definition of **Multiple Housing Type 1 Relative or Employee** be deleted from the scheme. Instead, the definition of Detached House is proposed to be amended to specify it "*may include a secondary dwelling not exceeding 65m^2 in area.*" An administrative definition would be added as follows: "*secondary dwelling means: a dwelling used in conjunction with, and subordinate to, a detached house on the same lot. A secondary dwelling may be constructed under a detached house, be attached to a detached house or be free standing. For clarity a detached house could not include more than one secondary dwelling.*"

These changes are generally in line with the Queensland Planning Provisions and may assist in improving housing supply and diversity, especially in regards to providing affordable infill housing for single persons, extended families, older people, students or people requiring assisted living.

As the use is already self-assessable in the Detached Housing Zone and the Rural Settlement Zone, the most significant change would be in the Rural Zone or the Semi-Attached and Attached Housing Zones where it is currently subject to code assessment.

Only minor changes are proposed to the code solutions so the secondary dwelling will still be small and attached to, or close to, the house.

Detached House setbacks

The Detached House Code calls up building setbacks in Schedule 1. In an attempt to protect the amenity of neighbours from the impacts of two storey buildings built close to rear property boundaries, it is proposed to amend Schedule 1 for the Detached Housing Zone to require the following minimum setbacks:

Frontage—6m

Rear boundary –

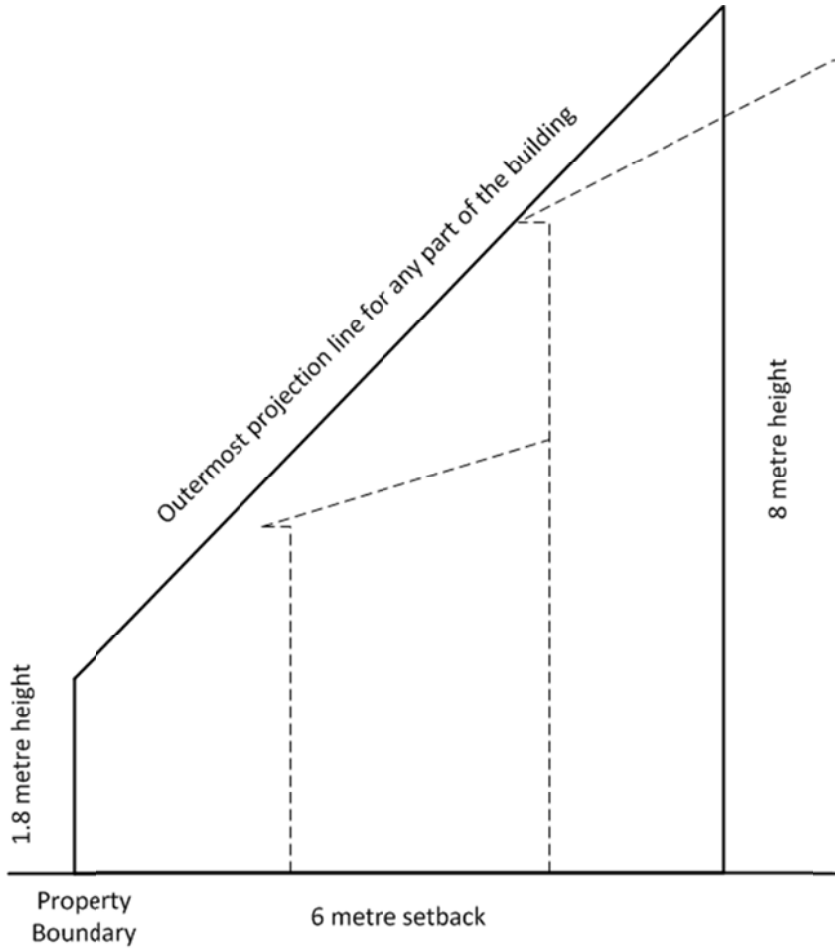
a) Where the lot has an area of at least 600m^2–
   i) 3.0m setback up to 4.5m height; and
   ii) 6.0m setback between 4.5m - 8.0m height

b) Where the lot area is less than 600m^2– no part of the building protrudes beyond a projection line that rises from 1.8m above the ground at the property boundary to a point 8m in height 6m in from the property boundary as shown in Figure 1 below

c) Where the rear boundary of a lot adjoins a reserve or public open space the rear boundary setback may be as for "other boundaries"

d) Where the property is a corner lot, one common property boundary shall be considered the "rear boundary".

Figure 1



Other boundaries—

a) 1.5m setback up to 4.5m height;
b) 2m setback between 4.5m - 7.5m height; and
c) 2m plus 0.5m for every 3m or part thereof above 7.5m height.

It is also proposed that where relaxation to minimum setbacks is sought, the neighbours' right to reasonable access to sunlight and views be considered.

Residential units in Business Centres

Council supports the concept of mixed use developments within business centres that include small dwelling units. This could improve housing supply and diversity, specifically by providing for modest housing units that are well located close to employment, services and transport.

It is proposed that the Assessment Table for the Business Centre Zone and the list of consistent uses in that zone, in Cooroy, Noosa Heads, Noosaville and Tewantin be amended to clarify that Multiple Housing is only consistent where it is part of a mixed use development. It has never been intended to allow stand-alone residential units in the business centres.

Within the Residential Uses code a new outcome and associated solutions are proposed specifically for mixed use development, as follows:

Mixed Use Developments ***Outcome:*** Where the multiple dwelling units form part of a mixed use development, the development provides residents with reasonable privacy and security.	***Solution 1*** Entry areas for the residents of, and visitors to, dwellings units are provided separately from entrances for other building users and provide for safe entry from streets, car parking areas and servicing areas. ***Solution 2*** Clearly marked, safe and secure parking areas are provided for residents and visitors which are separate from parking areas provided for other building users. ***Solution 3*** Security measures are installed such that building users do not have access to areas that are intended for the exclusive use of residents of, and visitors to, residential accommodation.

At the Shire Business Centre at Noosaville it is proposed to make small dwelling units consistent in Precincts E1 and E7 (as well as the RES precinct), all of which are generally to the south or southeast of the Noosa Civic shopping centre, provided they are subordinate or ancillary to Business or Community Uses. A residential density of 320 persons per hectare will apply.

Building Works

It is proposed a new section be added in Part 2, in line with the Queensland Planning Provisions, to explain how building work is regulated under the planning scheme and the relationship between the planning scheme, the Building Act and the Queensland Development Code (QDC). Additionally amendments are proposed to the Building Works Code and the Detached House Code to explain which solutions are alternative provisions to the QDC. Accordingly the outdated section on alternative provisions to the QDC which currently appears in each locality plan should be deleted.

Driveways for Detached Houses

Minor amendments are proposed to the Detached House Driveways Code to call up appropriate standards for driveway designs including for driveway gradients and specifically references Council's standard drawings and Austroads guidelines.

Community Residence

When amendments were made some years ago to accommodate the hospice use of *community residence* there were some flaws created in the assessment tables that should be corrected. The use code should also be corrected to reflect the expected maximum height limit of 8m and acknowledge that reticulated water & sewerage is not expected outside the urban settlements.

Relocatable Homes

The land use definition of Multiple Housing Type 5 Relocatable is proposed to be amended to reflect Queensland Planning Provisions. It would read as follows: "*Premises used for relocatable dwellings (whether they are permanently located or not) that provides long-term residential accommodation. The use does not include a* ***Type 2 Caravan park*** *as separately defined".*

Hot Water Systems

It is proposed to remove the requirement for energy efficient hot water systems on residential buildings as it is not appropriate the planning scheme addresses this.