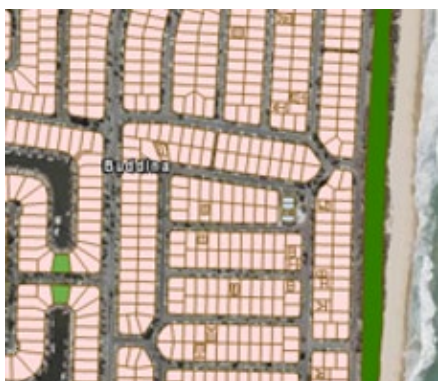


Low Density Residential Zone

Covers land primarily intended for detached dwelling houses, with some duplexes and other low density and low-rise residential uses dispersed throughout the zone.



What land uses can be expected in the zone?

Land uses expected in the zone	Other potential land uses
 Dwelling house (including a secondary dwelling)	 Child care centre
 Dual occupancy (subject to requirements)	 Short-term accommodation (for a non-hosted holiday house)
 Retirement facility (e.g. low-rise retirement village)	
 Home-based business	

Low Density Residential Zone information sheet

Other land uses may also be appropriate in this zone. The proposed Low Density Residential Zone Code includes a complete list of consistent and potentially consistent uses. Some land uses will require a development application to be made to Council (refer to the tables of assessment in the proposed planning scheme for details).

What is the form and density of development intended for this zone?

- Buildings that are low-rise (up to 8.5 metres) and well set back from frontages.
- Minimum lot size generally 450m² for dwelling houses.
- Larger minimum lot sizes are required in some hinterland areas.
- A residential density generally around 10-15 dwellings per hectare.

What key changes are proposed for this zone?

- Providing more opportunities for dual occupancies, secondary dwellings and retirement villages.
- Some reductions to minimum lot size.
- Changes to the Dwelling House Code and a new Dwelling House (Small Lot) Code (for lots less than 450m²).

How can I find out more?

- Go to the following [information sheets](#)
 - Zones Summary
 - Dwelling houses and dual occupancies
- Go to the following parts of the [proposed planning scheme](#)
 - Low Density Residential Zone Code
 - Dwelling House Code

- Dwelling House (Small Lot) Code
- Dual Occupancy Code
- Find out the zoning and overlay mapping that is [proposed for your property](#)
- If you have a question, contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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