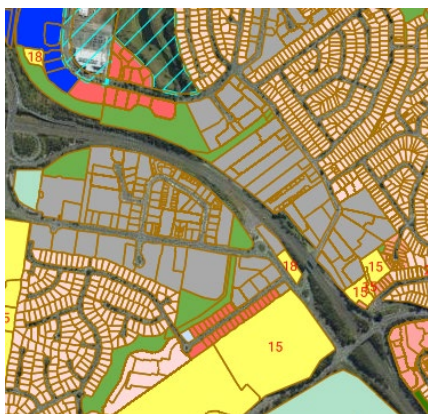


Specialised Centre Zone

Covers land intended predominantly for a mix of large floor plate business uses, with a range of compatible uses.



What land uses can be expected in the zone?

Land uses expected in the zone	Other potential land uses
Garden Centre Hardware and trade supplies Outdoor sales (e.g. car yard) Service station Shop (minimum 300m² and not a supermarket, department store or discount department store) Showroom Low impact industry Service industry	Short-term accommodation Warehouse

A full list of consistent and potentially consistent uses is provided in the Specialised Centre Zone Code. Other land uses may also be appropriate in this zone. Some land uses require a planning application to be made to Council (refer to the table of assessment in the proposed planning scheme for details).

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

- A mix of mainly large floor plate business uses (e.g. showrooms, garden centres, outdoor sales and large specialised shops, with a range of compatible uses).
- Uses in this zone are intended to complement, and not compete with, other centres. As such, supermarkets, department stores and discount department stores are not intended to occur in this zone.
- Building heights vary, being generally low rise (e.g. 2 to 3 storeys in Howard Street, Nambour and Wises Road, Buderim), with up to 4 storeys in some locations (e.g. Sippy Downs).
- High standard of building and landscape design, with parking preferably located behind or beside the building.

What key changes are proposed?

- Some additional areas are proposed to be included in the Specialised Centre Zone (e.g. industrial area in Kayleigh Drive/Kelly Court, Buderim and Quarry Street, Nambour).
- Some Specialised Centre Zone areas under the current planning scheme are proposed to transition to mixed use development sites (e.g. Mixed Use Zone) under the proposed planning scheme, particularly in the coastal corridor along Nicklin Way.

How can I find out more?

- Go to the following [information sheets](#):
 - Zones Summary
- Go to the following parts of the [proposed planning scheme](#):
 - Specialised Centre Zone Code
 - Business Uses 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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