

Limited Development Zone

Covers land where physical, environmental or other development constraints prevent any significant intensification of land use.



What land uses can be expected in the zone?

Land uses expected in the zone		Other potential land uses	
	Dwelling house		Animal husbandry (otherwise)
	Short-term accommodation (low impact forms e.g. bed and breakfast)		
	Home based business (other than high impact home-based business)		
	Animal husbandry (grazing of livestock on land <15% slope and located outside urban areas)		

Limited Development Zone information sheet

A complete list of consistent and potentially consistent uses is provided in the Limited Development Zone Code. Some land uses will 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?

The Limited Development Zone applies to land within existing urban and rural residential areas that is subject to one or more development constraints (e.g. flood hazard, steep land, landslide hazard and/or ecological values). As such, the Limited Development Zone is intended for:

- a very limited range of activities (primarily a single dwelling house) that are low intensity, and that are compatible with the development constraints on the land
- development that maintains a predominantly undeveloped, natural, rural or open space landscape setting
- development that avoids intensification and that does not include the creation of additional lots (i.e. subdivision).

What key changes are proposed?

- Based on updated information and mapping, some properties are proposed to be removed from the zone, while other properties are proposed to be added (in part or in full).
- Provisions relating to sites that are partly included in the Limited Development Zone have been clarified.
- Revision of the Limited Development Zone Code to clarify the intent for this zone.

How can I find out more?

- Go to the following [information sheets](#):
 - Zone Summary
- Go to the following parts of the [proposed planning scheme](#):
 - Limited Development Zone Code
 - Dwelling House Code
 - Reconfiguring a Lot 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>



Disclaimer The contents of this information sheet deals with technical matters in a summary way only and has been prepared to assist the community to understand the proposed planning scheme. Please refer to the proposed planning scheme for further detail. © Sunshine Coast Regional Council 2025