

Tourist Accommodation Zone

Covers land intended predominantly for multi-unit temporary accommodation activities and a limited range of other activities to support tourist needs.



What land uses can be expected in the zone?

Land uses expected in the zone	Other potential land uses
 Multiple dwelling (e.g. apartments)	 Nightclub entertainment facility
 Short-term accommodation (e.g. accommodation hotel)	 Tourist attraction
 Resort complex	
 Food and drink outlet (e.g. café) if in a mixed use development	
 Hotel (e.g. pub, tavern) if in a mixed use development	
 Shop (where small in size and in a mixed use development)	
 Indoor sport and recreation (e.g. tenpin bowling) if in a mixed use development	

Other land uses may also be appropriate in this zone. The proposed Tourist Accommodation 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?

- Building heights vary (generally between 3 to 10 storeys) depending on the intended built character for the location.
- Medium to high density mixed-use residential buildings primarily consisting of multi-unit tourist accommodation.
- Business and other uses that support tourist needs, such as restaurants, cafés, small scale shops and travel/tour booking agents, at ground level.
- Active and vibrant mixed-use environment, with generous landscaping.
- Minimum lot size of 1,000m².
- A large density range (60 to 350 dwellings per hectare) depending on allowable building heights.

What key changes are proposed for this zone?

- This zone is primarily proposed in areas currently included in the Tourist Accommodation Zone.
- Levels of assessment have been lowered for the following uses (subject to specific criteria):
 - Short-term accommodation
 - Tourist park

- Low impact industry (if for a micro-brewery).

How can I find out more?

- Go to the following [information sheets](#)
 - Zones Summary
- Go to the following parts of the [proposed planning scheme](#)
 - Tourist Accommodation Zone Code
 - Multi-Unit Residential Uses Code
 - Short-Term Accommodation 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>

