

Zone summary

Under the Proposed Sunshine Coast Planning Scheme, all properties in the planning scheme area have been included in a zone.

What is a zone?

Zones allocate land for a particular use (e.g. residential, business, industrial, recreational or environmental), which helps determine the type of development that may occur on the land.

The proposed planning scheme includes 25 zones, which are based on the prescribed zones in Schedule 2 of the *Planning Regulation 2017*. Five (5) of these are newly proposed zones, some of which combine zones from the *Sunshine Coast Planning Scheme 2014* (current planning scheme).

The zones are mapped and included in Schedule 2 Mapping of the proposed planning scheme. Zone mapping can also be viewed via the ePlan on Council's website.

Part 4 Zones codes of the proposed planning scheme contains a zone code for each of the zones. A zone code sets out assessment provisions for a zone, and in most cases, includes a table of 'consistent' and 'potentially consistent' uses for the zone.

Proposed planning scheme zones

The following is a summary of the zones used in the proposed planning scheme. These summaries do not provide a comprehensive description of the land use activities envisaged in each zone. Please refer to the ePlan for these details.

Low Density Residential Zone

The Low Density Residential Zone provides for a variety of low density dwelling types (e.g. dwelling houses, dual occupancies), predominantly for permanent accommodation and a limited range of community activities, and small-scale services, facilities and infrastructure, to support local residents.

Low-Medium Density Residential Zone (New zone)

The Low-Medium Density Residential Zone provides for a variety of low to medium density dwelling types (e.g. townhouses, dual occupancies), predominantly for permanent accommodation and a limited range of community activities, and small-scale services, facilities and infrastructure, to support local residents.

Medium Density Residential Zone

The Medium Density Residential Zone provides for a variety of medium density multi-unit residential activities (e.g. low-rise and medium-rise units), predominantly for permanent accommodation and a limited range of community activities, and small-scale services, facilities and infrastructure, to support local residents.

High Density Residential Zone

The High Density Residential Zone provides for a variety of high density multi-unit residential activities (e.g. high rise units), predominantly for

permanent accommodation and a limited range of community activities, and small-scale services, facilities and infrastructure, to support local residents.

Tourist Accommodation Zone

The Tourist Accommodation Zone provides for predominantly multi-unit temporary accommodation activities, as well as a limited range of business activities, community activities, small-scale services, facilities and infrastructure to support tourist needs.

Mixed Use Zone (*New zone*)

The Mixed Use Zone provides for predominantly medium to high density multi-unit accommodation activities, and a limited variety of uses and activities, including, for example business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.

Principal Centre Zone

The Principal Centre Zone provides for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to form the core of an urban area and service the local government area.

Major Centre Zone

The Major Centre Zone provides for a large variety of uses and activities to service a part of the local government area, including for administrative, business, community, cultural, entertainment, professional, residential or retail purposes.

District Centre Zone

The District Centre Zone provides for a large variety of uses and activities to service a district of the local government area, including for administrative, business, community, cultural, entertainment, professional, residential or retail purposes.

Local Centre Zone

The Local Centre Zone provides for a limited variety of commercial, community and retail activities to service local residents, and other uses and activities that complement the local centre including for entertainment or residential purposes.

Neighbourhood Centre Zone (*New zone*)

The Neighbourhood Centre Zone provides for a small variety of uses and activities to service local residents, including for community services, convenience shopping or office purposes.

Low Impact Industry Zone

The Low Impact Industry Zone provides for service industry and low impact industry, as well as other uses and activities that support industry activities and do not compromise the future use of premises for industry activities.

Industry Zone (*New zone*)

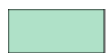
The Industry Zone provides for a variety of industry activities and other supporting uses that do not compromise the future use of premises for industry activities. In general terms, this zone is intended to replace the Medium Impact Industry Zone and High Impact Industry Zone from the current planning scheme.

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Waterfront and Marine Industry Zone

The Waterfront and Marine Industry Zone provides for marine industry and other uses and activities that need to be on or near water or a marine environment or uses that support industry activities where these do not compromise the future use of premises for industry activities.



Sport and Recreation Zone

The Sport and Recreation Zone provides for a variety of recreation and sporting uses and activities that require built infrastructure, including, for example, clubhouses, gymnasiums, swimming pools or tennis courts, as well as facilities and infrastructure to support these uses and activities.



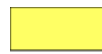
Open Space Zone

The Open Space Zone provides for local, district and regional parks, as well as land required for drainage or amenity functions, and facilities and infrastructure that supports the function of the open space.



Environmental Management and Conservation Zone

The Environmental Management and Conservation Zone provides for the protection and maintenance of areas that support biological diversity, ecological integrity, naturally occurring landforms and/or coastal processes.



Community Facilities Zone

The Community Facilities Zone provides for community-related uses, activities and facilities, whether publicly or privately owned (e.g. educational establishments, emergency services, hospitals, transport and telecommunication networks, and utility installations). Development in the Community Facilities Zone may provide for limited other residential activities to assist in providing housing diversity where:

- providing a community housing service; or
- conducted in association with another community use, educational establishment, sport and recreation activity or hospital on the same site; and
- the built form, scale and operation of the residential activity is compatible with, and does not detract from, the character and amenity of the local neighbourhood.



Emerging Community Zone

The Emerging Community Zone provides for land that is intended for an urban purpose in the future, protecting it from incompatible uses and providing the basis for its future development based on local area structure planning.



Innovation Zone (*New zone*)

The Innovation Zone is to identify land suitable for new and emerging uses and activities oriented towards innovation and creativity, including uses promoting knowledge creation and entrepreneurship in industry, research and development, science and technology.

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Limited Development Zone

The Limited Development Zone identifies land that is significantly affected by one or more development constraints (e.g. constraints relating to flooding or drainage, essential environmental infrastructure, steep land, landslide hazard or access limitations) or land contamination.



Rural Residential Zone

The Rural Residential Zone provides for residential uses and activities on large lots, including lots that do not have the full range of urban infrastructure and services.



Rural Zone

The Rural Zone provides for rural uses and activities, as well as other uses and activities that are compatible with existing and future rural uses, the character and environmental features of the zone, and the protection and management of significant natural resources and processes.



Specialised Centre Zone

The Specialised Centre Zone provides for large floor plate retail business activities and other activities which, because of their size, requirement for high levels of accessibility to private motor vehicle traffic, or other characteristics, are best located adjacent to major roads outside of activity centres.



Tourism Zone

The Tourism Zone provides for tourist activities, facilities and places in coastal, environmental, rural and urban areas.

How can I find out more?

- Go to the [information sheets](#) that relate to many of the individual zones listed above
- Go to the following parts of the [proposed planning scheme](#):
 - Part 4 Zones codes
 - 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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