

Mixed Use Zone

Covers land intended predominantly for medium to high density multi-unit accommodation and a variety of non-residential activities in a mixed business and living environment.



What land uses can be expected in the zone?

Land uses expected in the zone	Other potential land uses
 Multiple dwelling (e.g. apartment)	 Function facility
 Residential care facility (e.g. vertical aged care)	 Place of worship
 Short-term accommodation (e.g. accommodation hotel).	
 Food and drink outlet (subject to some limitations e.g. forms part of a mixed use building)	
 Shop, Shopping centre or Showroom (subject to some limitations e.g. forms part of a mixed use building)	
 Office (subject to some limitations e.g. forms part of a mixed use building)	

Mixed Use Zone information sheet

Other land uses may also be appropriate in this zone. The proposed Mixed Use 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?

- Residential uses and commercial uses generally in a mixed use format.
- Building heights generally range from 3 storeys up to 8 storeys, with some higher buildings in some strategic locations.
- Land uses activating the street and parking located within a basement, podium or behind the building.
- Generous, high quality streetscaping, landscaping and public realm embellishment.
- The minimum lot size for newly created lots is 1,000m².
- A large density range (60 to 350 dwellings per hectare) depending on allowable building heights.

What are the other key characteristics of the proposed Mixed Use Zone?

- The Mixed Use Zone is a new zone in the proposed planning scheme.
- Intended to provide an active and vibrant mixed use environment on the outskirts of centres and along major roads and transit corridors, in locations that have a different function to centres.
- Primarily applies to some centre frame areas and transit nodes/routes, including the high frequency public transport route (at various

locations along Nicklin Way and along Aerodrome Road).

How can I find out more?

- Go to the following [information sheets](#):
 - Zones summary
 - Coastal Corridor
- Go to the following parts of the [proposed planning scheme](#):
 - Mixed Use Zone Code
 - Multi-Unit Residential Uses Code
 - Business Uses Code
 - Find out the zoning and overlay mapping this 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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