

Centre Zones

Covers land intended for existing and future development that has a large variety of functions, including retail, commercial, administrative, community and entertainment uses. Residential accommodation may also be provided in centre zones, particularly in larger activity centres, to encourage mixed use development.



What are the centre zones?

A range of centre zones are identified in the proposed planning scheme to reflect the role and function of different activity centres on the Sunshine Coast, as detailed below.

Zone

Description

Example Image

Principal Centre Zone (Maroochydore)



- Higher order business, employment, administrative, entertainment and community activities servicing the Sunshine Coast region.
- Higher density, multi-unit residential accommodation.
- Building height limits generally 7 to 18 storeys.



Major Centre Zone (e.g. Kawana Waters, Sippy Downs, Caloundra and Nambour)



- Higher order business, employment, administrative, entertainment and community activities servicing part of the region.
- Medium to higher density residential accommodation.
- Building height limits range from 2 storeys up to 10 storeys, depending on the local area.



Centre Zones information sheet

Zone	Description	Example Image
District Centre Zone (e.g. Beerwah, Bli Bli, Coolum, Maleny) 	• District-level business, employment, administrative, entertainment and community activities. • Some medium density residential uses. • Building height limits generally 2-3 storeys, with higher buildings in some locations (e.g. Mooloolaba, Currimundi, Beerwah).	
Local Centre Zone (e.g. Pacific Paradise, Eumundi, Forest Glen) 	• Local retail and commercial activities, cafes and dining, and local community facilities. • Limited residential accommodation. • Building heights generally 2-3 storeys, with higher buildings in some locations (e.g. Chancellor Village).	
Neighbourhood Centre Zone (e.g. Mudjimba Beach, Eudlo) 	• Local convenience centres that service the immediate locality, for example a corner shop, café, bakery. • Building heights generally up to 2 storeys, with higher buildings in some locations along the coastal corridor. • This is a newly proposed zone, which includes some centres currently in the Local Centre Zone.	

What are the consistent and potentially consistent land uses within the centre zones?

Each of the centre zones has a different range of intended land uses that are consistent or potentially consistent within the zone, depending on the desired role and function of the zone. This information, and the assessment provisions for each zone are located in the zone code that corresponds to each centre (e.g. Local Centre Zone Code). These codes also need to be considered alongside local plan provisions and other relevant matters.



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

How can I find out more?

- Go to the following [information sheets](#):
 - Zone Summary
- Go to the following parts of the [proposed planning scheme](#):
 - Zone Codes
 - Business Uses Code
 - Multi-Unit Residential Use Code
 - Local plan code for your locality
 - 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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