

Medium Density Residential Zone

Covers land intended primarily for a mix of medium density residential activities such as attached townhouses and medium rise apartment buildings.



What land uses can be expected in the zone?

Land uses expected in the zone	Other potential land uses
 Multiple dwelling (e.g. apartment)	 Childcare centre
 Residential care facility (e.g. vertical nursing home)	 Community use
 Retirement facility (e.g. vertical retirement village)	 Food and drink outlet (e.g. small-scale café or restaurant)
 Rooming accommodation (e.g. student accommodation)	
 Short-term accommodation (bed and breakfast, holiday apartment)	
 Home-based business (other than high impact home-based business)	
 Shop (where a corner store)	

Medium Density Residential Zone information sheet

Other land uses may also be appropriate in this zone. The proposed Medium Density Residential 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?

- Medium rise buildings, predominantly 3 to 6 storeys, depending on the intended built character for the location.
- A medium density urban residential character with an open streetscape and generous provision for living landscapes.
- Minimum lot size of 800m² to retain larger sites for multi-unit development.
- Small residential lots and lower density residential uses (e.g. houses and duplexes) not intended in this zone.
- A density generally around 60 to 150 dwellings per hectare but up to 250 dwellings per hectare in 5/6 storey locations.

What key changes are proposed for this zone?

- The Medium Density Residential Zone applies to areas currently included in the Medium Density Residential Zone or the High Density Residential Zone where the height limit is currently 3 to 6 storeys.
- New Medium Density Residential Zone areas are proposed in the Maroochydore to Caloundra coastal corridor.

- This zone is also proposed in other identified consolidation areas.

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](#)
 - Medium Density Residential Zone Code
 - Multi-Unit Residential Uses 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.