

Low-Medium Density Residential Zone

Covers land intended for low-rise dwellings for permanent accommodation with a low-medium density urban residential character.



What land uses can be expected in the zone?

Land uses expected in the zone	Other potential land uses
 Dwelling house (including a secondary dwelling)	 Childcare centre
 Dual occupancy	
 Multiple dwelling (e.g. townhouses)	
 Residential care facility (e.g. nursing home)	
 Retirement Facility (e.g. retirement village)	
 Home-based business	
 Short-term accommodation (e.g. home-hosted accommodation)	

Low-Medium Density Residential Zone information sheet

Other land uses may also be appropriate in this zone. The proposed Low-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?

- Low-rise buildings mainly 1 to 2 storeys, up to 3 storeys in some locations depending on the intended built character for the area.
- A low-medium density urban residential character with an open streetscape and generous provision for living landscapes.
- Diversity of lot sizes, including small lots.
- Dwelling houses on a minimum lot size of 300m²; terrace houses on a minimum lot size of 180m².
- A density generally around 25-50 dwellings per hectare, but up to 80 dwellings per hectare in 3 storey locations.

Other key features of this zone

- The Low-Medium Density Residential Zone is a new zone in the proposed planning scheme.
- Generally, applied to areas currently in the Low Density Residential Zone that are close to centres and facilities, or existing suburban areas where townhouses, terraces or small lots are dominant.
- Also applied to areas currently in the Medium Density Residential Zone with a height limit of 8.5m that is proposed to be retained. A change of this nature will not

result in any reduction of development potential from that currently available.

How can I find out more?

- Go to the following [information sheets](#):
 - Zones Summary
 - Dwelling Houses
 - Dual Occupancies
- Go to the following parts of the [proposed planning scheme](#):
 - Low-Medium Density Residential Zone Code
 - Dwelling House Code
 - Dwelling House (Small Lot) Code
 - Dual Occupancy 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>



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