

## 5.5.13 Mixed Use Zone

Editor's Note- See **Table 5.5.12.2** for Commercial Industrial Precinct categories of development and assessment

**Table 5.5.13.1 - Mixed Use Zone - (Where no precinct applies)**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Adult store</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Adult Store Code
	Code assessment	
	If not Accepted subject to requirements	Adult Store Code Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Agricultural supplies store</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bar</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Car wash</b>	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where not located on Tamborine Mountain	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Child care centre</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Club</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Standard Development Provisions Code Parking and Access Code
<b>Community care centre</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Standard Development Provisions Code Parking and Access Code
<b>Community use</b>	Accepted	
	If: (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Standard Development Provisions Code Parking and Access Code
<b>Dwelling unit</b>	Accepted subject to requirements	
	If located above the ground storey of a Commercial activity	Parking and Access Code
<b>Educational establishment</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving a drive through facility on Tamborine Mountain; and (3) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If: (1) not Accepted; and (2) not involving a drive through facility on Tamborine Mountain.	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Function facility</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade supplies</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Health care service</b>	Accepted subject to requirements	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code Assessable	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Home based business</b>	Accepted subject to requirements	
	If not involving <i>Industrial activities</i> other than <i>minor industrial activities</i>	Home Based Business Code
<b>Indoor sport and recreation</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a Calendar month	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Multiple Dwelling</b>	Code assessment	
	Where not exceeding 6 dwellings	Mixed Use Zone Code Medium Density Residential Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
Office	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not Applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Outdoor Sales	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code
Park	Accepted	
		Not applicable
Parking station	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Residential Care Facility	Code assessment	
	Where involving 10 bedrooms or less	Mixed Use Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Infrastructure Design Code
Retirement facility	Code assessment	

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	Where involving 10 bedrooms or less	Mixed Use Zone Code Medium Density Residential Uses Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Parking and Access Code Infrastructure Design Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	
	Where not located on Tamborine Mountain	Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shop</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket</i> .	Not applicable
	Code assessment	
	If: (1) not Accepted; and (2) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket</i> .	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>Shopping centre</b>	Code assessment	
	If not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket.</i>	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Short term accommodation</b>	Accepted	
	If involving a <i>holiday home</i>	Not applicable
	Code assessment  If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Showroom</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than minor building work).	Not Applicable
	Code assessment  If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	Earthworks, Construction and Water Quality Code General Development Provisions Code Telecommunications Facility Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment  If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Accepted	



Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than minor building work).	Not Applicable
Code assessment		
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table	The Planning Scheme	
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*
- (2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*

**Table 5.5.13.2 - Mixed Use Zone - Commercial Industrial Precinct**

Use	Categories of development and assessment	Assessment benchmarks for assessable development and requirements for accepted development
<b>All uses</b>	Accepted	
	If a <i>local utility</i>	Not applicable
<b>Adult store</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Adult Store Code Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Adult Store Code Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Agricultural supplies store</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Air service</b>	Code assessment	
	If located on Lot 142 RP182609	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bar</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code

	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Bulk landscape supplies</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Caretaker's accommodation</b>	Accepted subject to requirements	
	If not exceeding 100m <sup>2</sup> GFA	Caretaker's Accommodation Code
	Code assessment	
	If not Accepted subject to requirements	Caretaker's Accommodation Code
<b>Car wash</b>	Code assessment	
	Where not located on Tamborine Mountain	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Club</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Community care centre</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

<b>Community use</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Educational establishment</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ); and (3) not involving accommodation.	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Emergency services</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Parking and Access Code
<b>Food and drink outlet</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; (2) not involving a drive through facility on Tamborine Mountain; and (3) not involving building work (other than <i>minor building work</i> ).	
	Code assessment	
	If: (1) not Accepted; and (2) not involving a drive through facility on Tamborine Mountain.	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Function facility</b>	Code assessment	

		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Funeral parlour</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Garden centre</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Hardware and trade supplies</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Health care service</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	

	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Indoor sport and recreation</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Low impact industry</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Major electricity infrastructure</b>	Accepted	
	Where proposed as underground infrastructure	Not applicable
<b>Market</b>	Accepted subject to requirements	
	If not exceeding 2 markets in a Calendar month	Market Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Landscaping Code Market Code Parking and Access Code
<b>Office</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code

<b>Outdoor sales</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Park</b>	Accepted	
		Not applicable
<b>Parking station</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Research and technology industry</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service industry</b>	Accepted	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Not applicable
	Code assessment	
	If not Accepted	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Service station</b>	Code assessment	
	Where not located on Tamborine Mountain	Service Station Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Shop</b>	Accepted	

	<p>If;</p> <p>(1) located in an <i>existing commercial building</i>; and</p> <p>(2) not involving building work (other than <i>minor building work</i>) and</p> <p>(3) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket</i>.</p>	
	Code assessment	
	<p>If:</p> <p>(1) not Accepted; and</p> <p>(2) not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket</i>.</p>	<p>Mixed Use Zone Code</p> <p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Infrastructure Design Code</p> <p>Landscaping Code</p> <p>Parking and Access Code</p>
<b>Shopping centre</b>	Code assessment	
	<p>If not involving <i>convenience retail</i> or a <i>department store, discount department store, full-line supermarket or supermarket</i></p>	<p>Mixed Use Zone Code</p> <p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Infrastructure Design Code</p> <p>Landscaping Code</p> <p>Parking and Access Code</p>
<b>Showroom</b>	Accepted	
	<p>If;</p> <p>(1) located in an <i>existing commercial building</i>; and</p> <p>(2) not involving building work (other than <i>minor building work</i>).</p>	Not applicable
	Code assessment	
	<p>If not Accepted</p>	<p>Mixed Use Zone Code</p> <p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Infrastructure Design Code</p> <p>Landscaping Code</p> <p>Parking and Access Code</p>
<b>Substation</b>	Accepted	
		Not applicable
<b>Telecommunications facility</b>	Code assessment	
		<p>Earthworks, Construction and Water Quality Code</p> <p>General Development Provisions Code</p> <p>Telecommunications Facility Code</p>
<b>Transport depot</b>	Accepted subject to requirements	
	<p>If not involving building work (other than <i>minor building work</i>)</p>	Parking and Access Code



	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Utility installation</b>	Accepted	
	If involving a <i>minor utility installation</i>	Not applicable
	Impact assessment	
	If not Accepted	The Planning Scheme
<b>Veterinary service</b>	Accepted subject to requirements	
	If; (1) located in an <i>existing commercial building</i> ; and (2) not involving building work (other than <i>minor building work</i> ).	Parking and Access Code
	Code assessment	
	If not Accepted subject to requirements	Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
<b>Warehouse</b>	Code assessment	
		Mixed Use Zone Code Earthworks, Construction and Water Quality Code General Development Provisions Code Infrastructure Design Code Landscaping Code Parking and Access Code
Impact assessment		
Any other use not listed in the table		The Planning Scheme
Any other use in this table and not meeting the description listed in the categories of development and assessment column.		
Any other undefined use		

**Editor's notes**

- (1) *The above categories of development and assessment apply unless otherwise prescribed within the Act or the Regulation; and*  
(2) *Uses may be subject to requirements, standards and approvals specified in other laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a use to be conducted. Potential operators should conduct a due diligence assessment prior to the commencement of a use.*