6.2.13 Mixed Use Zone Code



6.2.13.1 Application

This code applies to development:

- (1) within the Mixed Use Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Mixed Use Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.13.2 Purpose and Overall Outcomes

- (1) The purpose of the Mixed Use Zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
- (2) The purpose of the **Mixed Use Zone Code (Where no precinct applies)** will be achieved through the following overall outcomes:

(a) Development:

- (i) facilitates a mix of activities that may include business, non-convenience retail, cafes and dining, residential, recreation and tourist uses to integrate with and support the centres of the region;
- (ii) is subordinate to and does not detract from the role and function of the centres of the region, which accommodates the convenience and higher order retailing needs of the community;
- (iii) contributes to place making and provides a high level of streetscape amenity;
- (b) Land uses:
 - (i) include a range of commercial activities excluding Shops and Shopping centres where involving convenience retail, supermarket, full-line supermarket, department store or discount department store, which are intended to occur in the larger centres of the centre hierarchy;
 - (ii) include Dwelling unit, where located above the ground storey or behind a Commercial activity;
 - (iii)include *Multiple dwellings*, *Residential care facilities* and *Retirement facilities* to provide a range of housing options to meet the needs of the community where:
 - (A) compatible with the height and scale of adjacent development;
 - (B)a high level of residential amenity is achieved; and
 - (C)the operations of nearby commercial, community services, tourist or recreational activities are not compromised;
 - (iv)provide for a range of community services activities needed to cater for the social, cultural and lifestyle needs of the community;
 - (v) include:

- (A)the uses listed as a consistent use in column 1 of Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies); or
- (B) the uses listed as potentially consistent uses in column 2 of Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies) where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone;
- (vi)where not listed in Table 6.2.13.2.1 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies) are inconsistent uses and are not intended to occur in the zone;

(c) Character:

- (i) involves development that provides for attractive and functional buildings that addresses and contributes to the visual amenity of the streetscape and public spaces;
- (ii) where involving *residential activities*, is a low rise and a low-medium residential density environment that provides a high level of residential amenity and convenient access to a range of shopping, community and other local services.

(d) Built form for non-residential activities:

- (i) is small to medium scale, low-rise and compatible with the building height of nearby development;
- (ii) enhances the streetscape character of the centre by:
 - (A)locating buildings close to the street, creating a 'main street' appearance;
 - (B)locating and designing buildings to address the street and public spaces;
 - (C)locating on-site car parking behind and/or to the side of buildings; and
 - (D)designing attractive building facades and roof form;
- (iii)provides a safe pedestrian experience by incorporating design elements that promote opportunities for casual surveillance of streets and public spaces;
- (iv)ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and residential activities;
- (v) does not detract from the amenity of residential activities and residential zones;

(e) Built form for residential activities:

- (i) is low rise and of a low-medium residential density;
- (ii) enhances the streetscape character of the area by:
 - (A)designing buildings to address the street frontage and public spaces and provide opportunities for casual surveillance;
 - (B)setting buildings back from the road frontage;
- (iii) is compatible with adjacent development in terms of height, scale and intensity;

(f) Lot design:

(i) supports the mix of uses envisaged in the zone.

Table 6.2.13.2.1 - Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone (Where no precinct applies)

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses	
Commercial Activities		
Adult store Agricultural supplies store Bar Car wash (where not located on Tamborine Mountain) Food and drink outlet (where not involving a drive through facility on Tamborine Mountain)	Car wash* Hotel Theatre	

Funeral parloir Garden centre Hardware and trade supplies Health care service Market Office Outdoor sales Parking station Service industry Buefing and there not involving a supermarket, full-line supermarket, full-line supermarket, department store, convenience retail) Showroom Veterinary service Residential Activities Dwelling unit (where located above the ground facturities) Multiple dwelling' Residential care facility (where not exceeding 6 dwelling) Multiple dwelling (where not exceeding 6 dwelling) Retirement		
Garden centre Hardware and trade supplies Hardware and trade supplies Health care service Mariket Office Outdoor sales Parking station Service station (where not located on Tamborine Mountain) Shop (where not involving a supermarket, full- line supermarket, department store, discount department store, discount department store, convenience retail) Showroom Veterinary service Residential Activities Dweiling unit (where located above the ground storey of a commercial activity) Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dweiling (where not exceeding 6 dweilings) Residential care facility (where involving 10 bedrooms or less) Bord term accommodation Tourist Activities Short term accommodation Tourist park Community Services Activities Community Services Activities Child care centre Cuba dialoare facility (where proposed as underground infrastructure (where proposed as underground infrastructure) Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Uility installation) <	Function facility	
Hardware and trade supplies Health care service Market Office Outdoor sales Parking station Service industry Shop (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Showroom Veterinary service Residential Activities Multiple dwelling there not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Rotin tradicia care facility (where involving 10 bedrooms or less) Community Services Activities Child care centre Club Community care centre Community care centre Community use Educational establishment Energeny services Major electricity infra		
Health care service Market Market Office Outdoor sales Parking station Service industry Service station (where not located on Tamborine Mountain) Shog (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Shog (where not involving a supermarket, department store, convenience retail) Multiple dwelling* Showroom Veterinary service Residential Activities Multiple dwelling* Dwelling unit (where located above the ground storey of a commercial activities) Multiple dwelling* Method welling (where not exceeding 6 dwelling) Multiple dwelling* Residential Activities Multiple dwelling* Multiple dwelling (where not exceeding 6 dwelling) Residential care facility* Multiple dwelling (where involving 10 bedrooms or less) Retirement facility* Retirement facility (where involving 10 bedrooms or less) Tourist attraction Tourist park Community care centre Hospital Child care centre Hospital Child care centre Hospital Child care centre Hospital Child care centre Hospital Community use centrictoricity infrastructure <td></td> <td></td>		
Market Office Office Outdoor sales Parking station Service industry Service industry Service industry Service station (where not located on Tamborine Mountain) Shop (where not involving a supermarket, full-line supermarket, department store, convenience retail) Shopping Centre (where not involving a supermarket, full-line supermarket, full-lene supermarket, department store, convenience retail) Showroom Veterinary service Residential Activities Multiple dwelling* Dwelling unit (where located above the ground storey of a commercial activity) Residential care facility* Residential care facility (where involving 1ndustrial activities) Residential care facility* Multiple dwelling (where involving 10 bedrooms or less) Tourist attraction Tourist attraction Tourist park Community Services Activities Tourist attraction Tourist park Child care centre Club (Cubic activities) Hospital Place of worship Child care centre Club (Cubic activity) Place of worship Community use Educational establishment Emergency services Major electricity infrastructure* Major electricity infrastructure (where proposed as ubatery of there proposed as ubatery of there aminor utility installation) Major electricity infrastructure*		
Office Outdoor sales Parking station Image: Control of the set o		
Outdoor sales Parking station Service industry Service industry Service industry Shop (where not involving a supermarket, full-line supermarket, full-line supermarket, department store, convenience retail) Showroom Veterinary service Residential Activities Multiple dwelling* Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Home based business (if not involving Industrial activities) Residential care facility* Multiple dwelling (where not exceeding 0 Multiple dwelling* Residential care facility (where involving 10 bedrooms or less) Tourism Activities Tourist attraction Tourist park Community Services Activities Hospital Place of worship Child care centre Ciub (centre) control infastructure (where proposed as underground infrastructure) Major electricity infrastructure* Major electricity infrastructure (where a minor utility installation) Major electricity infrastructure*		
Parking station Service industry Service station (where not located on Tamborine Mountain) Shog (where not involving a supermarket, full- line supermarket, department store, discount department store, convenience retail) Shop (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Showroom Veterinary service Residential Activities Dwelling unit (where located above the ground storey of a commercial activity) Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling* Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Short term accommodation Tourist attraction Tourist park Child care centre Child care centre Community care centre Community use Educational establishment Emergency services Enderstructure Activities Infrastructure Activities Major electricity infrastructure Substation Talecommunications facility Utility installation (where a minor utility installation) Recreation Activities Infoor sport and recreation Park		
Service industry Service station (where not located on Tamborine Mountain) Shop (where not involving a supermarket, full- line supermarket, department store, convenience retail) Shopping Centre (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Showroom Veterinary service Residential Activities Dwelling unit (where located above the ground storey of a commercial activity) Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Rotivities Community Services Activities Child care centre Child care centre Community care centre Community use Educational establishment Emergency services Infrastructure Activities Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation) Recreation Activities Indoor sport and recreation Park		
Service station" (where not located on Tamborine Mountain) Shop (where not involving a supermarket, full- line supermarket, department store, discount department store, convenience retail) Shopping Centre (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Showroom Veterinary service Residential Activities Dwelling unit (where located above the ground storey of a commercial activity) Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Short term accommodation Tourist Activities Child care centre Child care centre Community care c		
Tamborine Mountain) Shop (where not involving a supermarket, full- line supermarket, department store, ciscount department store, convenience retail) Shopping Centre (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Showroom Veterinary service Residential Activities Multiple dwelling* Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling* Multiple dwelling (where not exceeding 6 dwellings) Multiple dwelling (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Tourist attraction Tourist park Community Services Activities Tourist attraction Tourist park Child care centre Child care centre Community use Educational establishment Emergency services Hospital Place of worship Infrastructure Activities Major electricity infrastructure* Major electricity infrastructure Substation Telecommunications facility Utility installation (where a minor utility installation) Major electricity infrastructure*	•	
Shop (where not involving a supermarket, full- line supermarket, department store, ciscount department store, convenience retail) Shopping Centre (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Multiple dwelling* Showroom Veterinary service Multiple dwelling* Residential Activities Residential Activities Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Home based business (if not involving Industrial activities other than innor industrial activities Residential care facility* Multiple dwelling (where not exceeding 6 dwellings) Tourist attraction Tourist attraction Tourist attraction Tourist park Community Services Activities Tourist attraction Tourist park Child care centre Community car		
line supermarket, department store, discount department store, convenience retail) Shopping Centre (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Showroom Veterinary service Residential Activities Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Residential care facility Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling* Residential care facility* Retirement facility (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Fetirement facility Short term accommodation Tourist attraction Tourist park Community Services Activities Hospital Place of worship Child care centre Community use Educational establishment Emergency services Hospital Place of worship Infrastructure Activities Major electricity infrastructure* as underground infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Major electricity infrastructure* as underground infrastructure) Substation Telecommunication stacility Image anior utility installation) Major electricity infrastructure* as underground infrastructure) Substation	,	
department store, convenience retail) Shopping Centre (where not involving a supermarket, full-line supermarket, department store, discount department store, convenience retail) Showroom Veterinary service Multiple dwelling* Residential Activities Rooming accommodation Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Home based business (if not involving Industrial activities other than minor industrial activities) Residential care facility* Multiple dwelling (where not exceeding 6 dwelling) Retirement facility* Residential care facility (where involving 10 bedrooms or less) Tourist attraction Tourist attraction Tourist park Community Services Activities Hospital Child care centre Place of worship Community use centre Place of worship Community use autivities Major electricity infrastructure* Major electricity infrastructure (where proposed as underground infrastructure) Major electricity infrastructure* Substation Telecommunity istallation (where a minor utility installation) Major electricity infrastructure* Retereation Activities Major electricity infrastructure* Major sport and recreation Park Major electricity infrastructure* <td></td> <td></td>		
Shopping Centre (where not involving a supermarket, full-line supermarket, department store, ciscount department store, convenience retail) Showroom Showroom Welling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Home based business (if not involving Industrial activities) Multiple dwelling* Multiple dwelling text (where not exceeding 6 Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Tourist attraction Tourist attraction Tourist park Community Services Activities Hospital Child care centre Hospital Child care centre Hospital Community services Place of worship Infrastructure Activities Major electricity infrastructure* Major electricity infrastructure (where proposed as underground infrastructure) Major electricity infrastructure* Substation Telecommunications facility Major electricity infrastructure* Rescond Activities Indoor sport and recreation Park Major electricity infrastructure*	line supermarket, department store, discount	
supermarket, full-line supermarket, department store, discount department store, convenience retail) Image: Supermarket, department store, discount department store, convenience retail) Showroom Veterinary service Multiple duelling* Residential Activities Multiple dwelling* Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling* Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Tourist attraction Tourist attraction Tourist park Community Services Activities Hospital Place of worship Child care centre Community care centre Community care centre Community use Educational establishment Emergency services Major electricity infrastructure* Major electricity infrastructure (where proposed as underground infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility, installation (where a minor utility installation) Major electricity infrastructure* Recreation Activities Imdoor sport and recreation Park Major alectricity infrastructure*		
store, discount department store, convenience retail)store, discount department store, convenience retail)Showroom Veterinary serviceMultiple duelling*Residential ActivitiesMultiple dwelling* Rooming accommodation Residential care facility*Dwellings dwellings) dwellings)Multiple dwelling (where not exceeding 6 dwellings)Multiple dwelling* Residential care facility (where involving 10 bedrooms or less) Residential care facility (where involving 10 bedrooms or less)Tourist attraction Tourist attraction Tourist attraction Tourist parkCommunity Services ActivitiesHospital Place of worshipChild care centre Cubu Community care centre Community use Educational establishment Emergency servicesHospital Place of worshipMajor electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installationMajor electricity infrastructure*Residentiat care facility (utility installationMajor electricity infrastructure*		
retail) Showroom Veterinary serviceMultiple duelling* Residential ActivitiesDwelling unit (where located above the ground storey of a commercial activity) Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less)Multiple dwelling* Residential care facility (where involving 10 bedrooms or less)Tourism ActivitiesTourist attraction Tourist attraction Tourist attraction Tourist parkCommunity Services ActivitiesHospital Place of worshipChild care centre Child care centre Community use Educational establishment Emergency servicesHospital Place of worshipInfastructure ActivitiesMajor electricity infrastructure* substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure* as underground infrastructure Major electricity infrastructureRecention ActivitiesIndoor sport and recreation Park		
Showroom Veterinary service Residential Activities Multiple dwelling* Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling* Multiple dwelling (where not exceeding 6 dwellings) Residential care facility * Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Retirement Activities Tourist attraction Tourist park Community Services Activities Tourist attraction Tourist park Child care centre Hospital Child care centre Place of worship Community care centre Place of worship Community use Educational establishment Emergency services Major electricity infrastructure* Major electricity infrastructure (where proposed as underground infrastructure) Major electricity infrastructure* Substation Telecommunications facility Major electricity infrastructure* Recreation Activities Major electricity infrastructure* Major and recreation Felecommunications facility Utility installation) Indoor sport and recreation </td <td>store, discount department store, convenience</td> <td></td>	store, discount department store, convenience	
Veterinary serviceResidential ActivitiesDwelling unit (where located above the ground storey of a commercial activity) Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less)Multiple dwelling (where involving 10 bedrooms or less)Tourism ActivitiesTourist attraction Tourist attraction Tourist parkCommunity Services ActivitiesMultiple average (where involving 10) bedrooms or less)Community Services ActivitiesMultiple average (where involving 10) bedrooms or less)Tourism ActivitiesTourist attraction Tourist parkCommunity Services ActivitiesMultiple average (where involving 10) bedrooms or less)Multiple care centre Community care centre Community use Educational establishment Emergency servicesMultiple average (where involving 10) bedrooms or less)Infrastructure ActivitiesMultiple average (where involving 10) bedrooms or less)Infrastructure ServicesMultiple average (where involving 10) ParkMultiple care centre Community care centre Community use Educational establishment Emergency servicesMultiple average (where involving 10) ParkMultiple care centre Community use Substation Telecommunications facility Utility installation (where a minor utility installation (where a minor utility installation)Multiple average (where involving 10) Multiplity installation (where a minor utility installationRecreation ActivitiesMajor elect	retail)	
Residential Activities Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Rooming accommodation Residential care facility* Recommodation Residential care facility* Retirement facility Multiple dwelling (where not exceeding 6 dwellings) Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Tourism Activities Tourist attraction Tourist park Community Services Activities Tourist attraction Tourist park Child care centre Club Community care centre Community care centre Community care centre Community care centre Community care centre Community care centre Community care centre Hospital Place of worship Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation) Major electricity infrastructure* Recreation Activities Major electricity infrastructure* Indoor sport and recreation Park Fare	Showroom	
Dwelling unit (where located above the ground storey of a commercial activity) Multiple dwelling* Home based business (if not involving Industrial activities other than minor industrial activities) Residential care facility* Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Tourist attraction Tourist park Short term accommodation Tourist attraction Tourist park Community Services Activities Hospital Place of worship Child care centre Club Community care centre Community use Educational establishment Emergency services Hospital Place of worship Infrastructure Activities Major electricity infrastructure* Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation) Major electricity infrastructure* Recreation Activities Indoor sport and recreation Park	Veterinary service	
storey of a commercial activity)Rooming accommodationHome based business (if not involving Industrial activities other than minor industrial activities)Residential care facility* Residential care facility (where not exceeding 6 dwellings)Multiple dwellings (where not exceeding 6 dwellings)Residential care facility * Retirement facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less)Tourism ActivitiesTourist attraction Tourist attraction Tourist parkCommunity Services ActivitiesHospital Place of worshipChild care centre Community care centre Community care centre Educational establishment Emergency servicesHospital Place of worshipInfrastructure ActivitiesMajor electricity infrastructure*Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation Park	Residential Activities	
storey of a commercial activity)Rooming accommodationHome based business (if not involving Industrial activities other than minor industrial activities)Residential care facility*Multiple dwellings (where not exceeding 6 dwellings)Residential care facility*Residential care facility (where involving 10 bedrooms or less)Retirement facility (where involving 10 bedrooms or less)Retirement facility (where involving 10 bedrooms or less)Tourist attraction Tourist attraction Tourist parkCommunity Services ActivitiesTourist attraction Tourist parkCommunity care centre Community care centre Community use Educational establishment Emergency servicesHospital Place of worshipInfrastructure ActivitiesMajor electricity infrastructure*Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation Park	Dwelling unit (where located above the ground	Multiple dwelling*
Home based business (if not involving Industrial activities other than minor industrial activities) Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less)Retirement facility* Retirement facilityTourism ActivitiesTourist attraction Tourist parkCommunity Services ActivitiesHospital Place of worshipChild care centre Community care centre Community use Educational establishment Emergency servicesHospital Place of worshipInfrastructure ActivitiesMajor electricity infrastructure*Major electricity infrastructure substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation ParkMajor electricity infrastructure*		
activities other than minor industrial activities) Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less)Retirement facility*Tourism ActivitiesTourist attraction Tourist attraction Tourist parkCommunity Services ActivitiesHospital Place of worshipChild care centre Club Community care centre Community use Educational establishment Emergency servicesHospital Place of worshipInfrastructure ActivitiesMajor electricity infrastructure*Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation ParkMajor electricity infrastructure*		
Multiple dwelling (where not exceeding 6 dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Tourism Activities Tourism Activities Short term accommodation Tourist attraction Tourist park Community Services Activities Child care centre Club Hospital Place of worship Community care centre Community care centre Community use Educational establishment Emergency services Hospital Place of worship Infrastructure Activities Major electricity infrastructure* Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation) Major electricity infrastructure* Recreation Activities Indoor sport and recreation Park Indoor sport and recreation		
dwellings) Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less)Tourism ActivitiesTourism ActivitiesCommunity Services ActivitiesChild care centre Club Community care centre Community use Educational establishment Emergency servicesHospital Place of worshipInfrastructure ActivitiesMajor electricity infrastructure Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesRecreation ActivitiesInfrastructure KitiesMajor electricity infrastructure Substation Telecommunications facility Utility installation (where a minor utility installation)Recreation ActivitiesRecreation ActivitiesInfactRecreation ActivitiesRecreation ActivitiesRecreation Activities	,	-
Residential care facility (where involving 10 bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Tourism Activities Tourist attraction Tourist attraction Tourist park Community Services Activities Tourist attraction Tourist park Child care centre Hospital Club Place of worship Community care centre Hospital Community use Educational establishment Emergency services Infrastructure Activities Major electricity infrastructure (where proposed as underground infrastructure) Major electricity infrastructure* Substation Telecommunications facility Utility installation (where a minor utility installation) Infrastructures* Recreation Activities Indoor sport and recreation Park		
bedrooms or less) Retirement facility (where involving 10 bedrooms or less) Tourism Activities Tourist attraction Tourist attraction Tourist attraction Tourist park Short term accommodation Tourist attraction Tourist park Community Services Activities Hospital Child care centre Hospital Club Place of worship Community use Educational establishment Educational establishment Emergency services Infrastructure Activities Major electricity infrastructure* Major electricity infrastructure (where proposed as underground infrastructure) Major electricity infrastructure* Substation Telecommunications facility Utility installation (where a minor utility installation) Indoor sport and recreation Recreation Activities Indoor sport and recreation		
Retirement facility (where involving 10 bedrooms or less) Tourism Activities Tourism Activities Short term accommodation Tourist attraction Tourist park Community Services Activities Child care centre Hospital Club Place of worship Community care centre Hospital Community use Educational establishment Educational establishment Hospital Emergency services Major electricity infrastructure (where proposed as underground infrastructure) Substation Substation Major electricity infrastructure (where a minor utility installation) (where a minor utility installation) Recreation Activities Indoor sport and recreation Park		
bedrooms or less) Tourism Activities Tourism Activities Tourist attraction Tourist park Community Services Activities Hospital Place of worship Child care centre Club Community care centre Community use Educational establishment Emergency services Hospital Place of worship Infrastructure Activities Major electricity infrastructure (where proposed as underground infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation) Major electricity infrastructure* Recreation Activities Major electricity infrastructure Recreation Activities Indoor sport and recreation Park Indoor sport and recreation		
Short term accommodationTourist attraction Tourist parkCommunity Services ActivitiesChild care centre Club Community care centre Community use Educational establishment Emergency servicesHospital Place of worshipInfrastructure ActivitiesMajor electricity infrastructure*Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesMajor electricity infrastructureIndoor sport and recreation ParkPlace of worship		
Tourist parkCommunity Services ActivitiesChild care centre ClubHospital Place of worshipCommunity care centre Community use Educational establishment Emergency servicesHospital Place of worshipInfrastructure ActivitiesHospital Place of worshipMajor electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation ParkIndoor sport and recreation	Tourism Activities	
Community Services ActivitiesTourist parkChild care centre ClubHospital Place of worshipCommunity care centre Community use Educational establishment Emergency servicesHospital Place of worshipInfrastructure ActivitiesNajor electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesMajor electricity infrastructureIndoor sport and recreation ParkIndoor sport and recreation Park	Short term accommodation	Tourist attraction
Community Services ActivitiesChild care centreHospitalClubPlace of worshipCommunity care centrePlace of worshipCommunity usePlace of worshipEducational establishmentPlaceEmergency servicesMajor electricity infrastructure (where proposedMajor electricity infrastructure (where proposedMajor electricity infrastructure*SubstationTelecommunications facilityUtility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation ParkPark		Tourist park
Child care centreHospitalClubPlace of worshipCommunity care centrePlace of worshipCommunity usePlace of worshipEducational establishmentPlace of worshipEmergency servicesMajor electricity infrastructureInfrastructure ActivitiesMajor electricity infrastructure*Major electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation ParkIndoor sport and recreation	Community Services Activities	
ClubPlace of worshipCommunity care centrePlace of worshipCommunity usePlace of worshipCommunity usePlace of worshipCommunity usePlace of worshipEducational establishmentPlace of worshipEnergency servicesPlace of worshipMajor electricity infrastructureMajor electricity infrastructure*Major electricity infrastructure (where proposed as underground infrastructure)Major electricity infrastructure*SubstationPlace of worshipSubstationPlace of worshipTelecommunications facilityPlace of worshipUtility installation (where a minor utility installation)Place of worshipIndoor sport and recreation ParkPlace of worship		Hospital
Community care centre Community use Educational establishment Emergency servicesAdjoInfrastructure ActivitiesMajor electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesInformation (where a minor utility installation)Major electricity infrastructureIndoor sport and recreation ParkParkIndoor sport and recreation		
Community useEducational establishmentEmergency servicesInfrastructure ActivitiesMajor electricity infrastructure (where proposed as underground infrastructure)SubstationTelecommunications facility Utility installation (where a minor utility installation)Recreation ActivitiesIndoor sport and recreation Park		
Educational establishment Emergency servicesInfrastructure ActivitiesMajor electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation ParkIndoor sport and recreation		
Emergency servicesInfrastructure ActivitiesMajor electricity infrastructure (where proposed as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation)Major electricity infrastructure*Recreation ActivitiesIndoor sport and recreation Park		
Infrastructure ActivitiesMajor electricity infrastructure (where proposed as underground infrastructure) SubstationMajor electricity infrastructure*SubstationHajor electricity infrastructureTelecommunications facility Utility installation (where a minor utility installation)Hajor electricity infrastructureRecreation ActivitiesIndoor sport and recreation Park		
Major electricity infrastructure (where proposed as underground infrastructure) Major electricity infrastructure* Substation Felecommunications facility Utility installation (where a minor utility installation) Interestion Activities Indoor sport and recreation Park		
as underground infrastructure) Substation Telecommunications facility Utility installation (where a minor utility installation) Recreation Activities Indoor sport and recreation Park		Major electricity infrastructure*
Substation		
Telecommunications facility Utility installation (where a minor utility installation) Recreation Activities Indoor sport and recreation Park		
Utility installation (where a minor utility installation) Recreation Activities Indoor sport and recreation Park		
installation) Recreation Activities Indoor sport and recreation Park		
Recreation Activities Indoor sport and recreation Park		
Indoor sport and recreation Park		
Park		
" other than as sherified in collimn 1	Fain	* other than as specified in column 1

(3) The purpose of the **Mixed Use Zone Code - Commercial Industrial Precinct** will be achieved through the following overall outcomes:

(a) Development:

- (i) facilitates a mix of activities that may include business, non-convenience retailing, cafes and dining, lower impacting industrial uses and recreation uses to integrate with and support the centres of the region;
- (ii) is subordinate to and does not detract from the role and function of the centres of the region, which accommodates the convenience and higher order retailing needs of the community;
- (iii) contributes to place making and provides a high level of streetscape amenity;

(b) Land uses:

- (i) include a range of commercial activities excluding Shops and Shopping centres where involving convenience retail, supermarket, full-line supermarket, department store or discount department store, which are intended to occur in the larger centres of the centre hierarchy;
- (ii) can include lower impacting industries where impacts on the amenity of adjacent land in a *residential zone* is avoided;
- (iii)do not involve *residential activities* (other than *Caretakers accommodation*) and *tourist activities*;
- (iv)are limited to:
 - (A)the uses listed as a consistent use in column 1 of Table 6.2.13.2.2 Consistent Uses and Potentially Consistent uses in the Mixed Use Zone - Commercial Industrial Precinct; or
 - (B) the uses listed as potentially consistent uses in column 2 of Table 6.2.13.2.2 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone -Commercial Industrial Precinct where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the Precinct;
- (v) where not listed in Table 6.2.13.2.2 Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone - Commercial Industrial Precinct are inconsistent uses and are not intended to occur in the zone;

(c) Character:

- (i) involves development that provides for attractive and functional buildings that addresses and contributes to the visual amenity of the streetscape and public spaces;
- (ii) is a predominately low-rise and low to medium intensity mixed use setting;
- (iii)where located in Canungra, provides for *commercial activities* and *community services activities* along Finch Road;
- (iv)where involving *industrial activities*, provides landscaping that enhance the appearance of buildings, structures, outdoor storage and car park areas when viewed from the street or a public space;
- (v) where in Canungra, involves development compatible with the existing rural village character by incorporating design elements found in existing traditional buildings such as similar roof form, materials, scale and setbacks;
- (vi)where in Kalbar, involves development compatible with the existing rural village and historical character by incorporating design elements found in existing traditional buildings such as similar roof form, materials, scale and setbacks.

(d) Built form:

- (i) is small to medium scale, low-rise and compatible with the building height of nearby development;
- (ii) enhances the streetscape character of the centre by:
 - (A)locating buildings close to the street, creating a 'main street' appearance;
 - (B)locating and designing buildings to address the street and public spaces;
 - (C)locating on-site car parking behind and/or to the side of buildings; and
 - (D)designing attractive building facades and roof form;
- (iii)provides a safe pedestrian experience by incorporating design elements that promote opportunities for casual surveillance of streets and public spaces;
- (iv)ensure outdoor storage, utility, service and loading areas are hidden from public view to maintain the amenity of the street and public spaces, and residential activities;

- (v) where involving industrial activities, provides for well-designed and articulated building facades where addressing the street and public spaces;
- (vi)does not detract from the amenity of nearby residential activities and residential zones;

(e) Lot design:

(i) supports the mix of uses envisaged in the zone.

Table 6.2.13.2.2 - Consistent Uses and Potentially Consistent Uses in the Mixed Use Zone - Commercial Industrial Precinct

Commercial Industrial Precinct	
Column 1	Column 2
Consistent Uses	Potentially Consistent Uses
Commercial Activities	
Adult store	Car wash*
Agricultural supplies store	Hotel
Bar	Theatre
Car wash (where not located on Tamborine	
Mountain)	
Food and drink outlet (where not involving a	
drive through facility on Tamborine Mountain)	
Function facility	
Funeral parlour	
Garden centre	
Hardware and trade supplies	
Health care service	
Market Office	
Outdoor sales	
Parking station	
Service industry	
Service station (where not located on	
Tamborine Mountain)	
Shop (where not involving a supermarket, full-	
line supermarket, department store, discount	
department store, convenience retail)	
Shopping Centre (where not involving a	
supermarket, full-line supermarket, department	
store, discount department store, convenience	
retail)	
Showroom	
Veterinary service	
Industrial Activities	
Bulk landscape supplies	
Low impact industry	
Research and technology industry	
Transport depot	
Warehouse	
Residential Activities	
Caretaker's accommodation	
Community Services Activities	
Club	Child care centre
Community care centre	Hospital
Community use	Place of worship
Educational establishment	
Emergency services	
Infrastructure Activities	
Air service (where on Lot 142 RP182609)	Major electricity infrastructure*
Major electricity infrastructure (where proposed	
as underground infrastructure)	
/	4

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Substation	
Telecommunications facility	
Utility installation (where a minor utility	
installation)	
Recreation Activities	
Indoor sport and recreation	
Park	

* other than as specified in column 1

6.2.13.3 Assessment Benchmarks

Table 6.2.13.3.1 - Assessable Development for Mixed Use Zone (Where no precinct applies)

Performance Outcomes	Acceptable Outcomes		
Setbacks			
PO1 Building setbacks: (1) contribute to the streetscape character and	AO1 Buildings are setback as follows:		
where involving non-residential activities, create a 'main street' appearance;	Setback	Metres (m)	ices Measured in
(2) assist in creating a walkable centre;(3) assist in the protection of adjacent land in a	Street frontage for residential activities	6m	
residential zone; and (4) allow for access and landscaping around the	Street frontage for other uses	0m (Maximum 1.5m)	
building.	Side and rear boundary for	Building Height	Setback
Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.	residential	Up to 4.5m	1.5m
	activities	For that part between 4.5m – 7.5m	2.0m
		For that part exceeding 7.5m	An extra 0.5m is added for every 3m in height or part thereof over 7.5m
	Side and rear boundary for non-	Building Height	Setback
	residential	Up to 4.5m	2m
	<i>activities</i> adjoining a lot in a <i>residential zone</i>)	For that part between 4.5m - 7.5m	2.5m
		For that part exceeding 7.5m	An extra 0.5 is added for every 3m in height or part thereof over 7.5m
	Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.		
Height			
PO2 Development is of a height that: (1) is low-rise; and	AO2 Development does maximum height of		reys and a
(2) does not impact on the amenity of adjacent land			

Performance Outcomes	Acceptable Outcomes
in a <i>residential zone</i> .	
Residential Density	
 PO3 Development involving a <i>Multiple dwelling</i>: (1) is consistent with the low-medium residential density character of the zone; and (2) provides diversity in housing options for a variety of household types. 	AO3 Development involving a <i>Multiple dwelling</i> has the following minimum land area requirements: (1) 300m ² for each 3 or more bedroom unit; (2) 270m ² for each 2 bedroom unit; and (3) 250m ² for each 1 bedroom unit.
Built Form and Urban Design	1
PO4 Non-residential development presents an attractive and active frontage to all streets and public spaces, and enhances the character of the zone through: (1) ensuring buildings address the street and public	AO4.1 Buildings are designed to address the street and public spaces. AO4.2 A minimum of 65% of the ground floor facade is
spaces; (2) ensuring buildings are visually interacting	windowed.
 (2) ensuring buildings are visually interesting through articulation and variation to the external appearance; (3) providing opportunities for casual surveillance; and (4) clearly defined building entrances. 	AO4.3 The unarticulated length of any external wall along the street frontage or where buildings front a public space does not exceed 10m.
	 AO4.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures or building materials and composition; and (4) canopies, awnings or projections.
	AO4.5 Buildings include windows and balconies that overlook the street and public spaces to provide opportunities for casual surveillance.
	AO4.6 Building entrances are clearly visible from the street.
 PO5 Non-residential development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings. 	AO5 No Acceptable Outcome is prescribed.
Amenity	l
 PO6 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) residential activities and adjacent land in a residential zone. 	AO6 No Acceptable Outcome is prescribed.
P07	A07

Performance Outcomes	Acceptable Outcomes
 Development involving non-residential activities: (1) does not detract from the amenity of adjoining <i>residential activities</i> or adjoining land in a <i>residential zone</i>; and (2) affords privacy to adjoining <i>residential activities</i> or adjoining land in a <i>residential activities</i>. 	 Development involving non-residential activities and adjoining a residential activity or land in a <i>residential zone</i>: (1) development provides buffer landscaping with a minimum width of 2m or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i>.
PO8 Landscaping is provided to enhance the streetscape character where buildings are setback from the street or a public space.	AO8 Where development is setback from the street or a public space, <i>aesthetic landscaping</i> with a minimum width of 1m is provided along the boundaries, forward of the building.
Land Uses	
 PO9 Development involving <i>Multiple dwellings</i>, <i>Residential care facilities</i> and <i>Retirement facilities</i>: ensure buildings address the street and public spaces; complements the height and scale of adjacent residential activities; ensures buildings are setback from adjoining premises to maintain a sense of openness and space around buildings and to maintain privacy to adjoining residences; and locate any open space and private open space areas along the site boundary where adjoining non-residential activities. 	AO9 No Acceptable Outcome is prescribed.
Reconfiguration of a Lot	
PO10 Reconfiguring a lot creates lots of an appropriate size, dimension and configuration to accommodate land uses consistent with the purpose and overall outcomes of the zone.	AO10 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.

Table 6.2.13.3.2 — Assessable Development for Mixed Use Zone - Commercial Industrial Precinct

Performance Outcomes	Acceptable Outcomes
Setbacks	

Performance Outcomes	Acceptable Outcomes		
 PO1 Building setbacks: (1) contribute to the streetscape character and a 'main street' appearance; (2) assist in creating a walkable centre; (3) assist in the protection of adjacent amenity, particularly where development adjoins a 	AO1.1 Building setbacks are		
	Setback	Minimum Distances Measured in Metres (m)	
	Street frontage Side and rear	0m (Maximun Building	n 1.5m) Setback
<i>residential zone</i> ; and (4) allow for access and landscaping around the	boundary (where sharing a boundary	Height Up to 4.5m	3m
 (4) allow for access and landscaping around the building. Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails. 	with a lot that has a residential zone)	For that part between 4.5m - 7.5m For that part exceeding 7.5m	5m An extra 0.5m is added for every 3m in height or part thereof over 7.5m
	Note - Where setbacks are higher numerical standard		code or other codes, the
Height PO2			
 Development is of a height that: (1) is low-rise; (2) compatible with the building height of nearby development; and (3) does impact on the amenity of adjacent land in a residential zone. 	AO2 Development does no maximum height of 8.		reys and a
Built Form and Urban Design			
 PO3 Development presents an attractive and active frontage to all streets and public spaces, and enhances the desired character of the area through: ensuring buildings address the street and public spaces; ensuring buildings are visually interesting through articulation and variation to the external appearance; providing opportunities for casual surveillance; clearly defined building entrances. 	AO3.1 Buildings are designed to address the street and public spaces.		
	AO3.2 A minimum of 65% of the ground floor facade is windowed.		
	AO3.3 The unarticulated length of any external wall along the street frontage or where buildings front a public space does not exceed 10m.		
	 AO3.4 Buildings achieve visual interest and articulation through a combination of the following: (1) variation in the horizontal plane through the use of recesses, columns or blades; (2) variation in parapet design or roof form; (3) variation in colour, patterns, textures or building materials; and (4) canopies, awnings or projections. 		
	AO3.5 Buildings include wind the street and public s for casual surveillance	spaces to prov	

Performance Outcomes	Acceptable Outcomes	
	AO3.6 Building entrances are clearly visible from the street.	
 PO4 Development: (1) avoids large areas of hard stand addressing streets and public spaces; and (2) locates parking areas behind and/or to the side of buildings. 	AO4 No Acceptable Outcome is prescribed.	
 PO5 Where located in Canungra, buildings are designed to contribute to the existing rural village character by using design elements found in existing traditional buildings, including: similar roof form and parapet design; use of complementary materials, colours, patterns and textures; similar bulk and scale; and little to no front boundary setback. 	A05 No Acceptable Outcome is prescribed.	
Amenity		
 PO6 Outdoor storage, utility, service and loading areas are screened so they are not visible from: (1) the street and public spaces; and (2) land in a neighbouring <i>residential zone</i>. 	AO6 No Acceptable Outcome is prescribed.	
 PO7 Development: does not detract from the amenity of adjoining <i>residential activities</i> or adjoining land in a <i>residential zone</i>; and affords privacy where the adjoining <i>residential activities</i> or land in a <i>residential zone</i>. 	 AO7 Where adjoining land in a <i>residential zone</i> or a <i>residential activity</i>: (1) development provides <i>buffer landscaping</i> with a minimum width of 2 metres or solid fencing 1.8m high along the common boundary; and (2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i>. 	
PO8 Landscaping is provided to enhance the streetscape character where buildings are set back from the street or a public space.	AO8 Where development is setback from the street or a public space, <i>aesthetic landscaping</i> with a minimum width of 1m is provided along the boundaries, forward of the building.	
Land Uses		
PO9 Development involving <i>industrial activities</i> are established where they do not detract from the character and amenity of the zone and adjacent land in a <i>residential zone</i> .	AO9 No Acceptable Outcome is prescribed.	
Reconfiguration of a Lot		
 PO10 Reconfiguring a lot: (1) creates lots of an appropriate size, dimension and configuration to accommodate land uses 	AO10 Reconfiguring a lot complies with the standards in Table 9.4.6.3.2 - Minimum Lot Size and Design.	

Performance Outcomes	Acceptable Outcomes
 consistent with the purpose and overall outcomes of the zone; and (2) for an <i>industrial activity</i>, is of a size and configuration to minimise conflicts with adjacent <i>residential activities</i> and <i>residential zones</i>. 	