

# Zone: Mixed Use

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.

The purpose of the Mixed use zone is achieved through the following overall outcome; including but not limited to:

- The zone supports a mix of commercial, residential and community activities which provide a convenience function for the local community.
- Development does not compromise the viability of the centre hierarchy by proposing higher order or larger scale uses that are more appropriately located in the Major centre zone or Principal centre zone.
- Non-residential uses:
  - service the convenience needs of the local community, travellers and tourists; or
  - support the establishment of businesses that support the surrounding local community.
- Residents in the zone should expect a reasonable level of ambient noise associated with the benefits of living in a Mixed use zone.
- Development achieves a residential density commensurate with the low-density nature of the area and between 10-15 dwellings to a hectare. Residential density may be increased to 25 dwellings to a hectare where:
  - buildings are low-scale (i.e. no more than two storeys);
  - buildings are consistent with the existing streetscape;
  - houses have a smaller building footprint to retain front and backyards.

- A residential density above 25 dwellings to a hectare (and not greater than 60 dwellings to a hectare) may be supported in limited circumstances and only where the site:
  - is within easy walking distance (200m-400m) to an existing or proposed commercial area, or school or public transport network; and
  - has frontage or is near to an urban collector road.
- Superior urban design and built form is required to address the streetscape, mitigate amenity impacts on adjoining residential uses and ensure compatibility with the existing neighbourhood character.
- Industry activities are limited to Service industries and Low impact industries that serve the needs of the community and have a similar built form and amenity to Shops and Offices in the centre.
- Tourist activities are compatible with the adjacent uses and provides services for the travelling public.
- Development contributes to the creation of an active, safe and legible public realm, incorporating public open spaces.
- New development is compatible with and improves the local streetscape character and creates areas that are safe, convenient, comfortable and attractive. Development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places in keeping with the role of the zone. Development provides a high level of amenity and is reflective of the surrounding character of the area and is sited and designed to maximise activity along primary street frontages with buildings maintaining a human scale at street level.

## EXAMPLES OF CONSISTENT USES

Agricultural supplies store Bar Car wash Dual occupancy (where located above the ground storey of a commercial building) Function facility Garden centre Health care service	Home-based business Hotel Indoor sport and recreation Low impact industry Multiple dwelling Office Place of worship Rooming accommodation	Service industry Shop Shopping centre (where less than 1,000m <sup>2</sup> GFA) Short-term accommodation Theatre Veterinary service
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## WE WOULD LIKE TO SEE

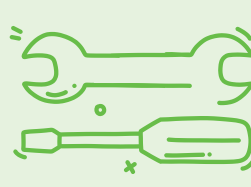
Dwelling House



Food & Drink Outlet



Hardware & Trade Supplies



Office



## WE WILL CONSIDER

Childcare Centre



Service Station



Multiple Dwelling



## WE WOULD PREFER NOT TO SEE

Cropping



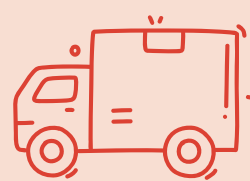
High Impact Industry



Bulk Landscape Supplies

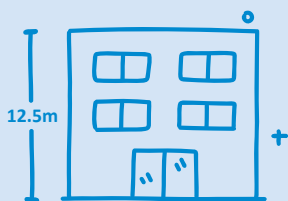


Transport Depot

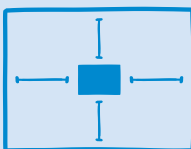


## AS PART OF YOUR DEVELOPMENT WE WILL ASSESS

Building Height - **12.5m maximum**



Setback - **3m minimum** from all boundaries if building height is less than **6m**



Site Cover - **70% max**



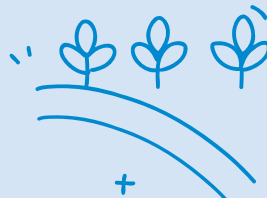
Water Quality



Amenity



Landscaping



Crime Prevention Through Environment Design (CPTED)



## FOR MORE INFORMATION

Visit: [www.lockyervalley.qld.gov.au](http://www.lockyervalley.qld.gov.au)  
 Contact: Council's Growth & Policy Team on **1300 005 872**  
 Email: [planningscheme@lvrc.qld.gov.au](mailto:planningscheme@lvrc.qld.gov.au)  
 Book: [An appointment with a Planning Officer](#)



Scan the QR code to view the draft planning scheme, scheme maps and access the submissions portal.

