

## Sunshine Coast Regional Council - Land Use Codes 1st July 2010

Code	Title	Differential Category	Description
01	Vacant Urban Land	6 to 12 uc <sub>v</sub> 0 to \$1,000,000 13 to 15 uc <sub>v</sub> > \$1,000,000 land area up to 1,500m <sup>2</sup> 20 uc <sub>v</sub> > \$1,000,000 land area greater than 1,500m <sup>2</sup>	Land being put to no use in an urban locality.
02	Single Unit Dwelling	6 to 19 depending on uc <sub>v</sub>	The use of a parcel of land for predominantly residential purposes and a secondary use may apply.
03	Multiple Dwelling	16 to 19 depending on uc <sub>v</sub>	The use of a parcel of land for two or more self-contained residential flats including groups of units held by single companies but not group or strata title. The secondary use should contain the number of flats (units includes flats).
04	Large Homesite - Vacant	6 to 15 & 20 depending on uc <sub>v</sub>	A vacant site significantly larger than land of which the highest and best use would be as a residential site. (Greater 4,000m <sup>2</sup> )
05	Large Homesite - Dwelling	6 to 19 depending on uc <sub>v</sub>	A parcel of land (similar to code 04) used as a single unit residence.
06	Outbuilding	6 to 15 & 20 depending on uc <sub>v</sub>	A parcel of land with a relatively minor shed or garage as the main structural improvement. The improvement would be a gross underdevelopment of the site.
07	Guest House / Private Hotel / Bed & Breakfast	2 – uc <sub>v</sub> 0 to \$175,000 3 - \$175,001 to \$400,000 4 – uc <sub>v</sub> > \$400,000	An accommodation building/s where room only or room and meals are provided and having shared facilities (not a motel).
08	Building Units	Not residential or vacant Land 2 – uc <sub>v</sub> 0 to \$175,000 3 – uc <sub>v</sub> \$175,001 to \$400,000 4 – uc <sub>v</sub> > \$400,000 Residential unit - owner occupied 30 – 4 levels and less 28 - > 4 levels Residential unit – Not owner occupied 29 – 4 levels and less 27 - > 4 levels Residential dwelling/vacant land 6 to 20 depending on uc <sub>v</sub>	A parcel of land where the structural improvement has been surveyed and registered on a Building Unit Plan. The secondary use of the parent record should show the number of units, while the secondary use of each strata title should refer to the actual use (i.e. commercial, industrial etc.) excluding residential where 00 is used instead of 02.
09	Group Title	Not residential or vacant Land 2 – uc <sub>v</sub> 0 to \$175,000 3 – uc <sub>v</sub> \$175,001 to \$400,000	A parcel of land where the structural improvement has been surveyed and registered on a Group Title Plan. The secondary use of the parent record should show the number of units, while the secondary use of each strata title should refer to the actual use (i.e. commercial,

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		<p><b>4</b> – ucv &gt; \$400,000 Residential unit - owner occupied <b>30</b>– 4 levels and less <b>28</b> - &gt; 4 levels Residential unit – Not owner occupied <b>29</b> – 4 levels and less <b>27</b> - &gt; 4 levels Residential dwelling/vacant land <b>6 to 20</b> depending on ucv</p>	Industrial where 00 is used instead of 02.
10	Combined Multi Dwelling & Shops	<p><b>2</b> – ucv 0 to \$175,000 <b>3</b> – ucv \$175,001 to \$400,000 <b>4</b> – ucv &gt; \$400,000</p>	Combined multi dwelling and shops i.e. predominantly residential flats with shops but not registered on a Building Unit Plan or Group Title Plan.
11	Shop - Single	<p><b>2</b> – ucv 0 to \$175,000 <b>3</b> – ucv \$175,001 to \$400,000 <b>4</b> – ucv &gt; \$400,000</p>	Shop with or without attached accommodation but not restaurant.
12	Shop - Shopping Group	<p><b>2</b> – ucv 0 to \$175,000 <b>3</b> – ucv \$175,001 to \$400,000 <b>4</b> – ucv &gt; \$400,000</p>	More than six shops on subject property built to the road alignment.
13	Shopping Group	<p><b>2</b> – ucv 0 to \$175,000 <b>3</b> – ucv \$175,001 to \$400,000 <b>4</b> – ucv &gt; \$400,000</p>	Two to six shops on subject property built to road alignment.
14	Shops - Main Retail	<p><b>2</b> – ucv 0 to \$175,000 <b>3</b> – ucv \$175,001 to \$400,000 <b>4</b> – ucv &gt; \$400,000 <b>24</b> – ucv \$4 million to \$10 million <b>25</b> – ucv \$10 million not in Cat 26 <b>26</b> – ucv over \$30 million</p>	Shops located in main inner city/town commercial area (Central business District) – any Local Authority may have more than one CBC e.g. Gold Coast with Southport, Surfers Paradise, Burleigh etc.
15	Shops - Secondary Retail	<p><b>2</b> – ucv 0 to \$175,000 <b>3</b> – ucv \$175,001 to \$400,000 <b>4</b> – ucv &gt; \$400,000 <b>24</b> – ucv \$4 million to \$10 million <b>25</b> – ucv \$10 million not in Cat 26 <b>26</b> – ucv over \$30 million</p>	Shops located on fringe of Central Business District of city/town commercial areas. Presence of service industry in locality.
16	Drive In Shopping Centres	<p><b>2</b> – ucv 0 to \$175,000 <b>3</b> – ucv \$175,001 to \$400,000 <b>4</b> – ucv &gt; \$400,000 <b>24</b> – ucv \$4 million to \$10 million</p>	Drive in shopping minimum 4000 M2 including – Neighbourhood Community Regional

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		<p><b>25</b> – ucv \$10 million not in Cat 26  <b>26</b> – ucv over \$30 million</p>	
17	Restaurant	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	Isolated prepared food outlet outside commercial area and including fast food outlet e.g. Kentucky Chicken, McDonalds.
18	Special Tourist Attraction	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	Any development with special recreation, historical or residential features which attracts a large number of people (includes tourist village).
19	Walkway	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	Stratum as walkway
20	Marina	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	Marina including land based component (boast servicing facilities and storage) not including harbour industries or structural, mechanical repairs.
21	Retirement Villages, Aged People Homes (non medical care)	<p><b>23</b> - Retirement Village</p>	Aged Peoples Homes - not predominantly medical care.
22	Car Park	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	An area of land which has been prepared to accommodate vehicles either below or at ground level or on suspended concrete floors.
23	Retail Warehouse	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000  <b>24</b> – ucv \$4 million to \$10 million  <b>25</b> – ucv \$10 million not in Cat 26  <b>26</b> – ucv over \$30 million</p>	Isolated large showroom, warehouse used for retail purposes but not in main inner city/town commercial area.
24	Sales Outdoor Area	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	Dealers, Boats, Stock Yards, Etc. Use Code 89 (secondary) for stock sales yard.
25	Offices	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	Building with professional offices, finance, banks, lending agents and brokers, which are predominantly offices.
26	Funeral Parlours	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	Funeral Parlours
27	Private Hospitals & Nursing Homes (Medical care)	<p><b>2</b> – ucv 0 to \$175,000  <b>3</b> – ucv \$175,001 to \$400,000  <b>4</b> – ucv &gt; \$400,000</p>	Hospitals, aged peoples home, nursing home, and convalescent homes. Predominantly medical care.

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28	Warehouse & Bulk Stores	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Not used for retail purposes.
29	Transport Terminal	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Freight and/or passengers.
30	Service Station	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Predominantly fuel retailing. If predominantly servicing repairs see Code 36.
31	Oil depots	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Fuel dumps or storage. Oil Refineries.
32	Wharves	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Actual wharves, jetties and barge landing.
33	Builders Yard / Contractors Yard	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Building and or garden material storage centres (not retail or hardware). Fenced area for parking heavy equipment/materials.
34	Cold Stores / Ice works	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Isolated
35	General Industry	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Heavy manufacturing industries e.g. Motor vehicle assembly plant & Structural steelworks etc. See Town Planning Guidelines
36	Light Industry	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Light manufacturing industry and service industry. See town Planning Guidelines.
37	Noxious / Offensive Industry	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Industry from where a deal of offensive noise, odour, dust. Etc. Emanates, including abattoirs. See Town Planning Guidelines. Sawmills
38	Advertising Hoarding	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	As code. Predominant use advertising.
39	Harbour Industries	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Harbour associated service industry. Storage industry and processing.

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40	Extractive	<b>5</b>	Any industry which extracts material from the ground – e.g. quarry, mining etc.
41	Child Care	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Facility for safe keeping of below school age children.
42	Hotel / Tavern	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Premises licensed by licensing Commission as Hotel or Tavern for the sale of liquor including Casino.
43	Motel	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Building predominantly used for overnight accommodation of persons plus vehicle.
44	Nurseries	<p style="text-align: center;">1 – Primary Production  2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Plants and associated garden material.
45	Theatres & Cinemas	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Theatres & Cinemas.
46	Drive In Theatre	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Drive In Theatre.
47	Licensed Clubs	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Any club with liquor license/non sporting (NOT INCLUDING CLUBS WITH ATTACHED SPORTING/RECREATION FACILITIES) e.g. R.S.L.
48	Sports Clubs / Facilities	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	All sporting/fitness/health/bowling clubs with or without a liquor license run as a business.
49	Caravan Parks	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Caravan Parks
50	Non-Business / Other Clubs	<p style="text-align: center;">2 – ucv 0 to \$175,000  3 – ucv \$175,001 to \$400,000  4 – ucv &gt; \$400,000</p>	Boy Scouts/Girl Guides etc. Not run as a business. Memorial Halls, W.C.W.A., School of Arts etc. Sporting Clubs not run as business including sports fields/area tennis courts etc.
51	Religious	<b>6 to 15</b> depending on ucv	Churches, places of worship, church hall etc.
52	Cemeteries	<b>6 to 15</b> depending on ucv	Cemeteries including crematoria.
53	Secondary LUC for Commonwealth Ownership		Commonwealth ownership to be adopted as Secondary Land Use only.

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54	Secondary LUC for State Ownership		Sate ownership to be adopted as Secondary Land Use only.
55	Library	6 to 15 depending on ucv	Library.
56	Showgrounds / Racecourses / Airports	6 to 15, 20 depending on ucv	Airport parking, hangers no maintenance – if maintenance see 36.
57	Parks & Gardens	6 to 15, 20 depending on ucv	Including undeveloped parkland.
58	Educational	6 to 15, 20 depending on ucv	University, Tertiary, State and Private, Residential Colleges/School and non-Residential School, Kindergarten.
59	Secondary LUC for Local Govt Ownership		Local Authority ownership to be adopted as Secondary Land Use Only.
60	Sheep Grazing	1	Poorer country associated with running wethers.
61	Sheep Breeding	1	Better class country used for lamb breeding.
64	Cattle Grazing / Breeding	1	Concentration of the growing and selling of young stock – includes stud breeding.
65	Cattle Breeding / Fattening	1	Mixture of growing and/or selling young and mature stock – includes associated studs.
66	Cattle Fattening	1	Concentration of feeding and grazing mature stock for sale (includes feed lots).
67	Goats	1	Goat studs and dairies.
68	Dairy Cattle - Quota Milk	1	Supplying to milk factory on a quota basis – includes feed lot dairies.
69	Dairy Cattle - Non Quota Milk	1	Supplying to milk factory on an entitlement or proportion basis. Includes feed lot dairies.
70	Cream	1	Supplying cream only for manufacturing purposes.
71	Oil Seeds	1	Safflower, Sunflower, Linseed etc.
72	Subdividers Concession	22	S25VLA Subdividers Concession
73	Grains	1	All grains including wheat, barley, oats, maize, rye, etc.
74	Turf Farms	1	Growing turf for the purpose of harvesting and sales.
75	Sugar Cane	1	Lands holding an assignment to a sugar mill plus unassigned lands growing sugar cane for plants experimental or any other use associated to an assigned parcel.
76	Tobacco	1	Cultivation of tobacco.
77	Cotton	1	Cultivation of cotton
78	Rice	1	Cultivation of rice.
79	Orchards	1	Includes all orchards – citrus, exotic fruit and nut, pome, stone, other fruits and nuts etc.
80	Tropical Fruits	1	As separate to orchards e.g. Bananas, Paw Paw.
81	Pineapple	1	The growing of pineapple either for cash crop or manufacturing purposes.
82	Vineyards	1	Grapes

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83	Small Crops and Fodder Irrigated	1	All vegetable and small crop items including strawberries plus legumes and other improved pasture, used for fodder or stock breeding purposes, grown under irrigation.
84	Small Crops and Fodder Non Irrigated	1	As with 83 without irrigation.
85	Pigs	1	The breeding and/or growing and/or fattening in open range or feed lot environment.
86	Horses	1	The breeding and/or growing of horses including for stud purposes, incl predominantly stables.
87	Poultry	1	Includes breeding, plus the growing for meat and/or egg production either in a controlled environment or by open runs.
88	Forestry & Logs	1	Growing for the purposes of harvesting areas of natural plantation hardwood or softwood owned either privately or by the Crown.
89	Animals Special	1	Any animal not listed above e.g. deer farms, crocodile farms etc (includes dog kennel, cattery, permanent pounds, quarantine stations, cattle dips.
91	Transformers	2 – ucv 0 to \$175,000 3 – ucv \$175,001 to \$400,000 4 – ucv > \$400,000	Transformer and substation, television/radio, transmission towers.
92	Defence Force Establishments	6 to 15, 20 depending on ucv	Defence Force Establishments.
93	Peanuts	1	Growing of peanuts as a predominant use.
94	Vacant Rural Land	1	A vacant parcel of land where the highest use is for rural pursuits.
95	Reservoir, Dams, Bores	6 to 15, 20 depending on ucv	Includes permanent pump sites.
96	Public Hospitals	6 to 15, 20 depending on ucv	Public Hospitals
97	Welfare Homes / Institutions	6 to 15, 20 depending on ucv	Child/adult welfare institutions e.g. Subnormal, M.S. and similar organisations.
99	Community Protection Centre	6 to 15, 20 depending on ucv	Ambulance Centre, Fire Station, State Emergency Service and Headquarters, Air Sea Rescue Station, Coast Guard.