



PLANNING SCHEME

Information sheet

Centres

This information sheet provides a summary of the zones that are used in the Livingstone Planning Scheme 2018 to regulate the development of centres.

Centre category zones

There are four Centre category zones in the planning scheme as follows:

- Neighbourhood Centre zone;
- Local Centre zone;
- District Centre zone; and
- Major Centre zone.

Summary of the planning scheme zones

The planning scheme centre category zones are based on a hierarchy, with the Neighbourhood Centre being the lowest order centre, and the Major Centre being the highest order centre for the planning scheme area. The service and function of the Centres in the hierarchy is derived from the Rockhampton Centres Study completed by Urban Economics in November 2010.

Neighbourhood Centre zone

This zone will provide for the development of small scale neighbourhood centres which serve the convenience (day to day) needs of a neighbourhood. Urban form in this zone is characterised by low rise buildings, high site cover, and appealing streetscapes and public places.



Figure 1: Example Map - Neighbourhood Centre zone



Figure 2: Neighbourhood centre of Taranganba (Cedar Park Shopping Centre)

Local Centre zone

This zone provides for the development of centres which are a scale that services a local trade catchment. Urban form in the zone is characterised by low rise buildings, high site cover, and appealing streetscapes and public places.



Figure 3: Example map - Local Centre zone



Figure 4: Local centre of Emu Park

District Centre zone

This zone provides for the development of centres which are a scale that services a larger trade catchment than Local centres. Urban form in the zone is characterised by low to medium rise buildings, high site cover, and appealing streetscapes and public places. The shop mix is generally comprised of a major supermarket, a full range of food stores and personal services, and a variety of discount store (mini-major).

Major Centre zone

This zone provides for the development of the Yeppoon Major Centre which is the highest order centre in the planning scheme area. This centre has a scale that services a large trade catchment in excess of 8000 households. The zone allows for the major centre to evolve as a lively, mixed-use community hub. Urban form in the zone is characterised by existing low rise buildings and encouraging medium rise buildings, high site cover, and incorporation of podium and tower designs for taller buildings, and appealing streetscapes and public places. The shop mix is generally comprised of a full-line supermarket and department stores, and a full range of food stores and personal services.

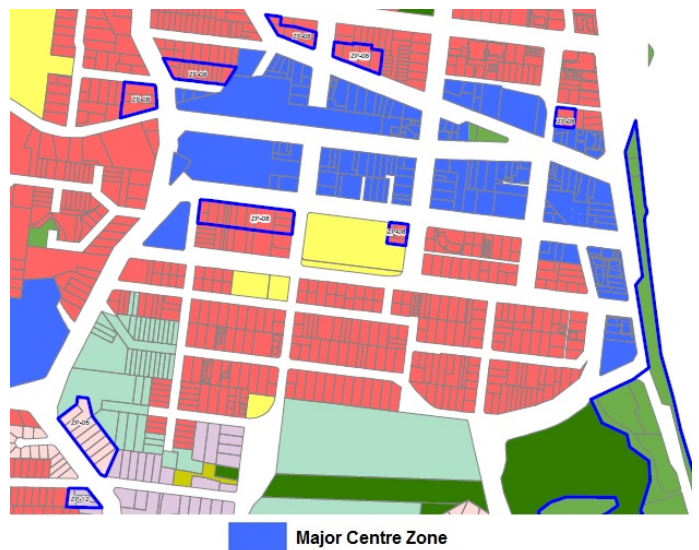


Figure 5: Example map - Major Centre zone



Figure 6: Major Centre at Yeppoon

Other category zones?

In addition to the Centre category zones, the Livingstone Planning Scheme 2018 has a zone called the Specialised Centre zone. This zone has a substantially different role and function compared to Centre category zones. The Specialised Centre zone provides for the development of large bulky goods retail showrooms and other retailers attracted to having large floor areas.



Figure 7: Example map - Specialised centre zone



Figure 8: Example of Large Retail Showrooms

What role do zones have for development?

Zones and their corresponding zone codes assist in regulating development for specific lots and areas in the planning scheme area. Zone codes are located within Part 6 of the planning scheme. Existing lawfully established development is not affected by a change in zone.

Zone maps are contained in Schedule 2 of the planning scheme. These maps are to be used in conjunction with the Tables of Assessment contained within Part 5 of the planning scheme. Part 5 of the planning scheme determines the circumstances whether or not development requires an application or if the use or works are not required to make an application. It also determines the categories of development and assessment for development and also the assessment benchmarks to be used for any development assessment.

In addition to zones, it is also important that overlay maps and zone precinct maps are viewed to determine whether they exist over the site and result in development constraints or opportunities and whether there are additional development assessment requirements.

Disclaimer: The content of this information sheet is a summary and has been prepared to assist the reader to understand the Planning Scheme. This advice given does not bind or fetter the Council in any way in exercising its statutory responsibilities in assessing any development application which might be made to the Council. Please refer to the full Livingstone Planning Scheme 2018 document on Council's website for further detail.