



PLANNING SCHEME Information sheet

Zones - an overview

This information sheet explains what zones are and how they are used to regulate development in the Livingstone Planning Scheme 2018.

What are zones?

Zones are the primary organising layer of the planning scheme and all land within the planning scheme area is included within a zone, with the exception of roads and waterways. Each zone has a corresponding zone code which is used as part of the assessment process for development.

Within zones, there are also instances where specific areas have been identified as **zone precincts**. The lots subject to zone precincts have a more refined planning intent for development compared to other areas of the zone.

Although the zones allocated for various sites may change over time and the names of zones may change, the use of zones and zone precincts to assist in regulating development is not a new concept for planning schemes in the Livingstone Shire. Zones and precincts have been used in the 2005 Livingstone Shire Planning Scheme, and have also been used in various forms prior to 2005.

How does the planning scheme identify zones and zone precincts?

Zones and **zone precincts** are shown on a series of maps contained within Schedule 2 of the planning scheme. Each zone map is displayed by locality (suburb).

Zone precincts are shown on the locality based zone maps and also in their own series of zone precinct maps. If land is located within a zone precinct, the zone precinct maps should be referred to as they may display other information which cannot be displayed adequately on the zone maps.

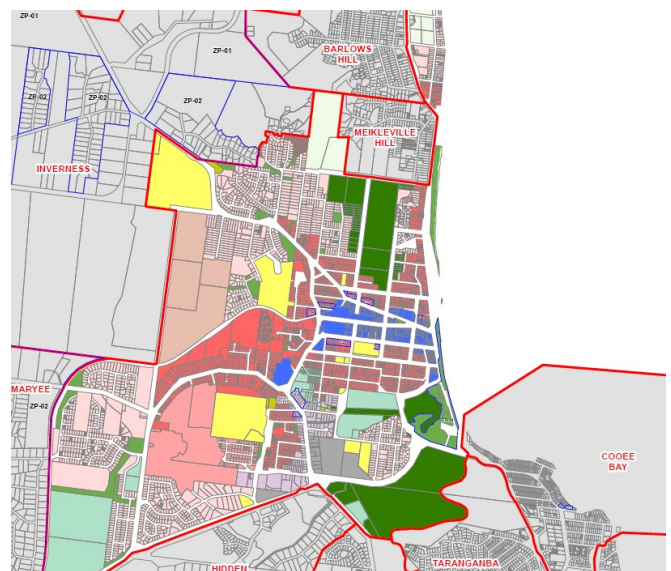


Figure 1: Example zone map



Figure 2: Example zone precinct map

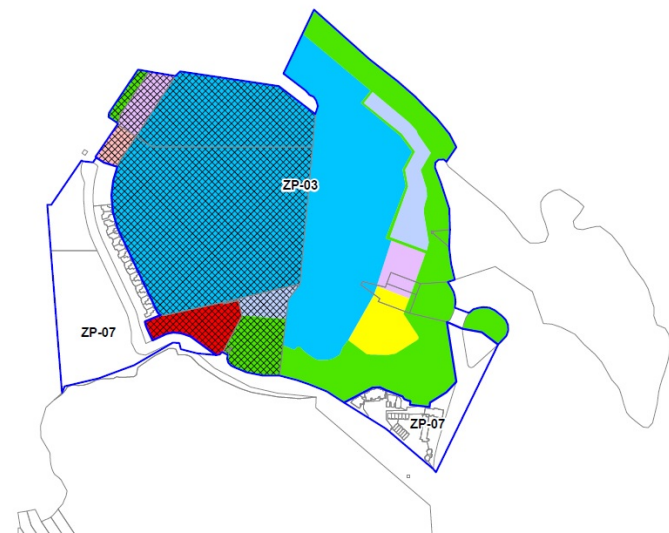


Figure 3: Example zone precinct map showing sub-precincts

Note: some zone precincts contain sub-precincts which are used to further indicate preferred land uses and development outcomes.

What zones and zone precincts are included in the Livingstone Planning Scheme?

The following table lists the zones and zone precincts included in the Livingstone Planning Scheme 2018.

Zone	Precinct
Centres category zones	
Neighbourhood centre zone	No precinct
Local centre zone	No precinct
District centre zone	No precinct
Major centre zone	No precinct

Zone	Precinct
Environmental category zones	
Environmental management and conservation zone	No precinct
Industry category zones	
Low impact industry zone	Tanby Road Local Business Precinct
Medium impact industry zone	No precinct
Other category zones	
Community facilities zone	No precinct
Emerging community zone	No precinct
Limited development zone	No precinct
Rural zone	Capricorn Coast Rural Precinct Yaamba Historic Township Precinct
Rural residential zone	Park Residential Precinct
Special purpose zone	Rosslyn Bay Precinct
Specialised centre zone	No precinct
Township zone	No precinct
Recreation category zones	
Open space zone	Yeppoon Foreshore Tourism and Recreation Precinct
Sport and recreation zone	No precincts
Residential category zones	
Low density residential zone	Tanby Road Commercial Transition Precinct Kinka Local Business Precinct
Low-medium density residential zone	Cooee Bay Accommodation Precinct
Medium density residential zone	Rosslyn Bay Accommodation Precinct Major Centre Commercial Transition Precinct
Tourism category zones	
Major tourism zone	Capricorn International Resort Precinct Great Keppel Island Precinct

What happens if a lot is within a zone or zone precinct?

Zones, zone precincts 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 the allocation of a zone or zone precinct and therefore it can continue in accordance with any applicable rules in force at the time of that development.

For more information regarding existing uses and rights protected, refer to the information sheet on this topic.

Having a zone or zone precinct allocated to a lot may mean that a development assessment is required under the planning scheme for new development. To determine what needs a development approval the zone maps and zone precinct maps are to be used in conjunction with the Tables of Assessment contained within Part 5 of the planning scheme.

Once the zone or any zone precinct for the site is determined, it is important that Part 5 of the planning scheme is read - Tables of Assessment. This part determines the categories of development and assessment, and any assessment benchmarks for new development.

Planning scheme zones – a snapshot

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.

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.

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.

Environmental Management and Conservation zone

This zone provides for the protection of land identified as supporting significant biological diversity and ecological integrity. The zone also provides for low-impact nature based development opportunities. Examples of potential uses include: uses for, ancillary to, or associated with recreation, ecotourism, education, cultural practices, scientific practices, conservation and the like.

Low Impact Industry zone

This zone provides for a range and mixture of low impact uses from within the industry activities group, business activities group, and special activities group as the preferred land uses within the zone. Examples of potential uses in the zone include: low impact industry, service industry, warehouse, agricultural supplies store, garden centre, hardware and trade supplies, emergency services, transport depot or other compatible uses.

Medium Impact Industry zone

This zone provides for a range and mixture of uses from within the industry activities group, business activities group, and special activities group as the preferred land use within the zone. These uses may have medium impacts. Examples of potential uses in the zone include: low impact industry, medium impact industry, marine industry, service industry, warehouse, agricultural supplies store, bulk landscape supplies, car wash, hardware and trade supplies, crematorium, emergency services, transport depot or other compatible uses.

Community Facilities zone

This zone provides primarily for uses within the community activities group (whether under private or public ownership) as the preferred land use. Examples of potential uses in the zone include: child care centre, club, community care centre, community use, education establishment, hospital, place of worship or other compatible uses.

Emerging Community zone

The Emerging Community zone is a new zone which broadly:

- provides for the protection of land from development which has the potential to compromise or limit the ability for development for urban activities at a time when needed;

- provides for the development of small scale and low intensity uses until such time as the land is needed for urban activities;
- provides for the timely, orderly and efficient conversion of non-urban land to land providing for urban activities; and
- provides for the development of new well planned urban communities that align with the provision of infrastructure across the local government area.

Within the locality of Zilzie, there is a Local Plan identified for the Seaspray community. The Local Plan has within it Local Plan Precincts.

Limited Development zone

This zone seeks to limit development in identified areas of historical subdivisions which are known to be significantly constrained due to the location and the absence of appropriate urban infrastructure and urban services. These areas generally would have been previously included in a Rural zone with an overlay to distinguish remoteness and lack of infrastructure. This zone limits development to only a range of rural activities and other essential uses.

Rural zone

This zone provides predominantly for a wide range of uses from within the rural activities group, particularly those involved in primary production, and it provides for the protection of these from land use conflict that may result from the development of sensitive land use and other non-rural uses. Examples of potential uses in the zone include: animal husbandry, animal keeping, aquaculture, cropping, extractive industry, intensive animal industry, intensive horticulture, permanent plantations, roadside stalls, rural industry, wholesale nursery, winery, or other compatible uses.

Rural Residential zone

This is a new zone which in some areas is also accompanied by a Park Residential Precinct. This zone provides for the development of clusters of dwelling houses on small rural lots located in a rural setting or in close proximity to a rural township. Domestic scale rural activities such as animal husbandry and cropping have potential to occur on appropriately sized lots and where impacts on neighbouring sensitive land use can be minimised.

Special Purpose zone

This zone provides for the development of public uses that are owned or operated by a government, statutory authority, government owned corporation, local government, or private organisation in the course of a public utility undertaking. This zone also provides for the development of special development areas such as maritime development areas, strategic port land or state

development areas. Examples of potential uses in the zone include: utility installations, telecommunications facility, substations, port services, parking station, major electricity infrastructure, air services or other compatible uses.

Specialised Centre zone

This zone provides for the development of a mixture of different uses from within the business activities group as the preferred land use within the zone (particularly those commonly supplying or serving bulky goods). Examples of potential uses in the zone include: showrooms, outdoor sales, hardware and trade supplies, car wash, agricultural supplies, or other compatible uses.

Township zone

This zone provides for the development of small coastal and rural settlements comprising accommodation activities in the form of detached dwellings (predominantly detached dwelling houses) as the preferred and dominant land use within the zone. The zone enables townships to act as support centres by providing for the development of a limited range of non-residential uses which are compatible with and support the township and service convenience needs of the residents of the township and of the surrounding rural area.

Open Space zone

This zone provides for informal recreation activities on a range of local, district and regional scale parks and other open space areas. This zone also provides for the development of some organised recreation activities and other compatible uses.

Sport and Recreation zone

This zone provides predominantly for the development of organised and informal recreation activities. The zone also provides for the development of a limited range of other compatible uses.

Low Density Residential zone

This zone provides for residential neighbourhoods comprising accommodation activities in the form of detached dwellings as the preferred and dominant land use within the zone. Other accommodation options may be appropriate only if they provide for the long-term stay of residents and they are designed to be consistent with the character of the neighbourhood. The zone caters for a limited range of compatible non-residential uses which support the residential area. Urban form in the zone is characterised by low rise buildings, low site cover, and low dwelling densities. Examples of potential uses in the zone include: dwelling houses, community residence, dual occupancy, home based business, other accommodation activities designed to be consistent with the character of the zone and surrounding uses, park, child care centre, shop (general corner store) and the like.

Low-Medium Density Residential zone

This zone provides for the development of residential neighbourhoods comprising a mixture of different long-term accommodation activities as the preferred and dominant land use within the zone. The zone also provides for a limited range of compatible non-residential uses which support the residential area. Urban form in the zone is characterised by low rise buildings, low site cover, and low to medium dwelling densities. Examples of potential uses in the zone include: dwelling houses, community residence, dual occupancy, home based business, other accommodation activities designed to be consistent with the character of the zone and surrounding uses, park, child care centre, shop (general corner store) and the like.

Medium density residential zone

This zone provides for the development of residential neighbourhoods comprising a mixture of different accommodation activities which provide for the both the long-term and short-term stay of residents and visitors as the preferred and dominant land use within the zone. The zone also provides for a limited range of compatible non-residential uses which support the residential area. Urban form in the zone is characterised by low to medium rise buildings, moderate site cover, and medium dwelling densities. Examples of potential uses in the zone include: multiple dwellings, residential care facility, retirement facility, rooming accommodation, short-term accommodation, tourist park, child care centre, park, shop (general corner store) and the like.

Major Tourism zone

This zone provides for the development of major integrated resort complexes and other uses within the accommodation activities group which contribute to the diversity of short-term accommodation options for visitors. The zone also provides for the development of a limited range of non-residential uses if they are compatible with and support preferred land uses to service the needs of tourists and visitors are encouraged. Examples of potential uses in the zone include: resort complex, short-term accommodation, tourist park, nature based tourism and the like.

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.