

Scenic Rim Planning Scheme 2020

Zoning - June 2023

What is a zone?

Properties are categorised into a zone under the planning scheme in a way that facilitates similar preferred or acceptable land uses in a particular location. The planning scheme zone maps reflect a zone for each parcel of land in the region. The mandatory zone names, purpose statements and map colours are prescribed by the *Planning Regulation 2017*.

The zone maps also identify if a precinct applies within a zone. Precincts may be used within zones to provide a more refined planning intent for specific areas. A precinct may vary the provisions (for example height, gross floor area, scale etc.) for areas in the zone. Also, precincts remain within zone boundaries and do not cross over different zones.

Where can I find my zone or precinct?

To find zone and precinct information for your property, see the [ePlan and mapping](#) on Council's website or you can view the planning scheme mapping in PDF in the [ePlan](#) under **Schedule 2 - Mapping**.

Knowing your zone and precinct (if applicable) assists in identifying your level of assessment for development and the codes (ie. the assessment benchmarks) applicable for the development, which are located in **Part 5 - Tables of Assessment** of the planning scheme.

What are zone codes?

Part 6 Zones contains the zone codes for the region which outlines the requirements for uses in each zone. Each zone code identifies the following:

- a. the purpose of the code;
- b. the overall outcomes that achieve the purpose of the code;
- c. the performance outcomes that achieve the overall outcomes and the purpose of the code;
- d. the acceptable outcomes that achieve the performance and overall outcomes, and the purpose of the code; and
- e. a list of consistent uses and potentially consistent uses for each zone and precinct.

What zones are in the Scenic Rim Planning Scheme?

Community Facilities Zone

The purpose of the **Community Facilities Zone** is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example:

- a. educational establishments;
- b. hospitals;
- c. transport and telecommunication networks; and
- d. utility installations.

Conservation Zone

The purpose of the **Conservation Zone** is to provide for the management, protection and restoration of areas that support one or more of the following:

- a. biological diversity;
- b. ecological integrity;
- c. naturally occurring landforms;
- d. coastal processes.

District Centre Zone

The purpose of the **District Centre Zone** is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Emerging Community Zone

The purpose of the **Emerging Community Zone** is to:

- a. identify land that is intended for an urban purpose in the future; and
- b. protect land that is intended for an urban purpose in the future from incompatible uses; and
- c. provide for their timely conversion of non-urban land to land for urban purposes.

Industry Zone

The purpose of the **Industry Zone** is to provide for:



- a. a variety of industry activities; and
- b. other uses and activities that:
 - i. support industry activities; and
 - ii. do not compromise the future use of premises for industry activities.

Limited Development Zone

The purpose of the **Limited Development Zone** is to identify land that is significantly affected by 1 or more development constraint, including for example, constraints relating to the defence requirements, flooding, historical subdivisions,

land contamination, past or future mining activities or topography.

The Limited Development Zone has the following precincts:

-  Flood Land Precinct
-  Historical Subdivision Precinct

Local Centre Zone

The purpose of the **Local Centre Zone** is to provide for:

- a. A limited variety of commercial and retail activities to service local residents; and
- b. Other uses and activities that integrate with and enhance the local centre including for example entertainment, shopping or residential uses.

Low Density Residential Zone

The purpose of **Low Density Residential Zone** is to provide for:

- a. a variety of low density dwelling types; and
- b. community uses and small scale services, facilities and infrastructure to support local residents.

The Low Density Residential Zone has the following precinct:

-  Mountain Residential Precinct

Low-Medium Density Residential Zone

The purpose of the **Low-Medium Density Residential Zone** is to provide for:

- a. a variety of low to medium density dwelling types; and
- b. community uses and small-scale services, facilities and infrastructure to support local residents.

Major Centre Zone

The purpose of the **Major Centre Zone** is to provide for a large variety of uses and activities to service a part of the local government area including for example administrative, business, community, cultural, entertainment, professional, residential or retail or activities.

Major Tourism Zone

The purpose of the **Major Tourism Zone** is to provide for:

- a. a variety of activities, facilities and places that:
 - i. are for or support tourism; and
 - ii. are large scale and integrated; and
 - iii. are in coastal, environmental, rural or urban areas; and
- b. permanent accommodation for employees if required for the activities, facilities and places stated in paragraph a. and appropriate for the area

Minor Tourism Zone

The purpose of the **Minor Tourism Zone** is to provide for:

- a. a variety of activities, facilities and places that:
 - i. are for or support tourism; and
 - ii. have less than 20 employees; and
 - iii. are in coastal, environmental, rural or urban areas; and
- b. permanent accommodation for employees if required for the activities, facilities and places stated in paragraph a. and appropriate for the area

Mixed Use Zone

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 Mixed Use Zone has the following Precinct:

CI Commercial Industrial Precinct

Neighbourhood Centre Zone

The purpose of the **Neighbourhood Centre Zone** is to provide for:

- a. a small variety of uses and activities to service local residents; and
- b. other small-scale uses and activities that directly support local residents including for example community services, convenience shops or offices.

Recreation and Open Space Zone

The purpose of the **Recreational and Open Space Zone** is to provide for:

- a. a variety of cultural, educational, leisure, recreation and sporting uses and activities including for example:
 - i. parks, playgrounds or playing fields for the use of residents and visitors; and
 - ii. parks and other areas for conservation of natural areas; and
- b. facilities and infrastructure to support the uses and activities stated in paragraph a.

The Recreation and Open Space Zone has the following Precinct:

PR Passive Recreation Precinct

Rural Residential Zone

The purpose of the **Rural Residential Zone** is to provide for residential uses and activities on large lots including lots for which the local government has not provided infrastructure and services.

The Rural Residential Zone has the following Precinct:

RREA Rural Residential A Precinct

Rural Zone

The purpose of the **Rural Zone** is to provide for:

- a. rural uses and activities; and
- i. provide for other uses and activities that are compatible with:
 - (a) existing and future rural uses and activities; and
 - (b) The character and environmental features of the zone; and
- b. maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

The Rural Zone has the following Precincts:

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| RE | Rural Escarpment Protection Precinct |
| TMR | Tamborine Mountain Rural Precinct |

Special Purpose Zone

The purpose of the **Special Purpose Zone** is to provide:

- a. public facilities and infrastructure that are publicly or privately owned or operated; and
- b. ensure that incompatible uses do not encroach on the public facilities and infrastructure

The Special Purposes Zone has the following Precincts:

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| BSDA | Bromelton State Development Area Precinct |
| BW | Bulk Water Storage Precinct |

Township Zone

The purpose of the **Township Zone** is to provide for:

- a. small to medium urban area; and
- b. a variety of uses and activities to service local residents including for example business, community, education, industrial, open space, recreation, residential or retail uses or activities; and

- c. tourist attractions and short-term accommodation, if appropriate for the area.

The Township Zone has the following Precinct:

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| TR | Township Residential Precinct |
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Related information

The *Overview of the planning scheme, How do I determine a level of assessment for Material Change of Use and Overlays* fact sheets can be found on the Scenic Rim Council website [Fact Sheets - Scenic Rim Regional Council](#)

Talk to a Planner

Council's Planners are available for confidential discussions to help you navigate the planning scheme and how it affects you. Call 07 5540 5111 or alternatively email mail@scenicrim.qld.gov.au to make an appointment.

For more information

The planning scheme and mapping is available to view on Council's website [Scenic Rim Planning Scheme – Scenic Rim Regional Council](#)

Hard copies of the planning scheme and mapping are also available for viewing at Council's Customer Service Centres.

Disclaimer

This fact sheet provides general information and is intended as a guide only. It may not be comprehensive in detail and as such, customers are encouraged to view the relevant sections of the *Scenic Rim Planning Scheme 2020* or talk to a planner. Fact sheets are prepared to assist the community in understanding parts of the planning scheme.