

# Zones & Precincts



## INFORMATION SHEET

### Draft Lockyer Valley Planning Scheme

Planning, which is also referred to as urban planning or town planning, is specifically concerned with shaping cities, towns and regions by managing development, infrastructure and services.

A Planning Scheme is one of the most important tools available to Council to guide, promote and facilitate economic development opportunities as well as make our towns and region safe, healthy, liveable and attractive places to live, work and play.

A Planning Scheme identifies how land should be used and what type of development is supported by Council on that land. The Planning Scheme is like a manual that is used to guide land use outcomes across the region.

The Draft Lockyer Valley Planning Scheme has been prepared in accordance with the requirements prescribed by the *Planning Act 2016*.

### What is a zone?

All land in the region is included in a zone. The zoning of your land will affect what you can do with it. The zone of your land may be different to your neighbour's land.

Each zone allocates land for different uses. There are zones for residential, commercial and industrial development, for community facilities and services, for rural activities, and for natural and recreation areas.

Zones and precincts are used to guide development and the use of land to achieve the outcomes of the local planning scheme. For each zone there is a purpose statement and overall outcomes, and a list of land uses that are consistent or inconsistent with that zone.

The Draft Lockyer Valley Planning Scheme uses the following Zones:

1. Community Facilities Zone
2. Conservation Zone
3. Emerging Community Zone
4. Industry Zone
5. Limited Development Zone
6. Local Centre Zone
7. Low Density Residential Zone
8. Low-Medium Density Residential Zone
9. Major Centre Zone
10. Mixed Use Zone
11. Open Space Zone
12. Principal Centre Zone
13. Rural Residential Zone
14. Rural Zone
15. Special Industry Zone
16. Sport and Recreation Zone
17. Township Zone

### What is a precinct?

A precinct is a smaller area within a zone. It divides the zone into even more specific areas. A precinct may have additional requirements that affect what can be done on your land. Precincts can have separate overall outcomes, consistent or inconsistent uses compared to a zone.

The Draft Lockyer Valley Planning Scheme has one precinct: the Tenthill Creek subdivision precinct, which is in the Rural Zone.

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





## Zone cards

A Zone Card has been prepared for each zone setting out the strategic intent for that zone as well as the types of development and uses that Council would like to see, will consider, or would prefer not to see in that zone.

The Zone Cards also include examples of what we will assess as part of your development application.



## Frequently asked questions

- Q.** What is the difference between a zone and a land use?
- A.** A Zone organises and controls how land can be used and guides development over time. The intent is to group similar land uses together.

**A land use is a specific activity that can be undertaken on land.**

Feel free to contact Council's Strategic Planner who will be more than happy to provide you with further detail in relation to the zones relative to your land.

For more information in relation the Draft Lockyer Valley Planning Scheme Visit: [www.lockyervalley.qld.gov.au/draft-planning-scheme](http://www.lockyervalley.qld.gov.au/draft-planning-scheme)