

FACT SHEET

Zones and Precincts

What are zones and precincts?

The zoning of your land will affect what you can do with it. Your zone may be different to your neighbours, as their land may be zoned differently.

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 covering natural and recreation areas.

If you are thinking about buying property, have purchased property, or just interested in your local area, knowing your zone can help you understand what you can do with your land. It may also help you understand future changes to your local area.

Zones designate land for a type of use such as township or rural. Precincts may be identified for part of a zone. A precinct provides further details for a specific area within a zone.

Zones and precincts organise the land within the local government area in a way that facilitates the location of preferred or acceptable land uses.

Some aspects of zoning is regulated and consistent across planning schemes in Queensland:

- **zone names** – there is a set list of zones that a council can choose from to include in its planning scheme
- **zone purpose statements** – if a council adopts a zone from the set list, the purpose statement corresponding to that zone must also be adopted in the planning scheme. Within that highest order purpose, the council has scope to tailor the purpose and desired outcomes to suit its local government area.
- **colour use for mapping the zone.**

What are the zones and precincts in the proposed Barcaldine Region Planning Scheme?

The proposed planning scheme includes seven zones and defines the purpose of each zone:

- **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 educational establishments, hospitals transport and telecommunications, utility installation.
- **Emerging community zone:** The purpose of the Emerging community zone is to identify land that is intended for an urban purpose in the future, protect land that is identified for an urban purpose in the future from incompatible uses, and provide for the timely conversion of non-urban land to land for urban purposes. Future development must be in accordance with an approved structure plan.
- **Industry Investigation zone:** The purpose of the Industry investigation zone is to identify and protect land that may be suitable for industry activities, subject to further planning and investigation. Future development must be in accordance with an approved structure plan.

- **Recreation and open space zone:** The purpose of the Recreation and open space zone is to provide for a variety of cultural, educational, leisure, recreation and sporting uses and activities. These may include for example parks, playgrounds or playing fields for the use of residents and visitors, conservation of natural areas and facilities and infrastructure to support such uses and activities.
- **Rural zone:** The purpose of the Rural zone is to provide for rural uses and activities and maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes. It is also intended to provide for other uses and activities that are compatible with existing and future rural uses and activities, the character and environmental features of the zone.
- **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.
- **Township zone:** The purpose of the Township zone is to provide for: small to medium urban areas in a rural setting; 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, tourist attractions and short-term accommodation, if appropriate for the area.

There are two precincts identified within the Township zone:

- **Commercial precinct:** The purpose of the commercial precinct is to accommodate and promote commercial, professional, government and retail uses that service the region and western Queensland, which are consolidated largely in the Barcaldine town centre.
- **Industrial precinct:** The purpose of the Industrial precinct is to accommodate uses that cannot be appropriately located elsewhere in the Township zone.

There is one precinct identified within the Rural zone:

- **Low impact rural precinct:** This precinct has been identified on the western fringe of the existing Alpha township. While the land is in the Rural zone, due to its proximity to existing and potential future residential and other sensitive uses, some additional limitations are imposed to minimise impacts in terms of odour, chemical spray, traffic and noise. Low-impact activities such as hobby farming, animal keeping, home-based businesses and small-scale farm stay accommodation can be supported in this area.

There are nine precincts identified within the Community facilities zone, identified using the following numbering on the zone map:

1. Air services precinct
2. Education precinct
3. Health care precinct
4. Emergency services precinct
5. Operational and utility services precinct
6. Government and administration precinct
7. Cemetery precinct
8. Community services precinct
9. Cultural precinct

Within a precinct, the types of uses and development facilitated may be broader or narrower than for the zone generally and there are likely some different or additional assessment benchmarks which apply in precincts. The reason for this is to facilitate more refined desired outcomes for a particular area or ensure that development outcomes are compatible with the unique context of the area.

The Queensland Government has developed 'Know your zone cards' which are a generalised reference resource outlining what is and is not likely to be appropriate development within a zone. These can be viewed and downloaded from <https://planning.statedevelopment.qld.gov.au/planning-framework/plan-making/local-planning/zoning-information>.

How can I find out the zone of my land?

The regulated requirements for zones in Queensland have come into effect since the existing three planning schemes applied in the Barcaldine Region commenced. A new planning scheme will need to comply with the regulated requirements for zones. This means that the zone name for your land will potentially be changing under the proposed planning scheme. In many instances, the general intent for development of the land will be similar despite the change of zone. However, in some instances, the zone applied to land is proposed to change completely.

To find out the zone proposed for your land, view the zoning maps contained in Schedule 2 of the proposed planning scheme. The zone mapping series is identified by the 'ZM' map reference. There is region-wide zone map (ZM1.0) and a detailed zone map for each town (ZM1.1 to ZM1.6).

During the public consultation period for the proposed planning scheme – **from Monday 5 September 2022 up to and including Tuesday 8 November 2022** – the proposed zone maps will be available for inspection:

- zone mapping, together with strategic maps, overlays maps and infrastructure maps will be accessible via the dedicated website for the proposed planning scheme project: www.barcaldinerc.qld.gov.au/proposed-planning-scheme.
- zone mapping together with strategic maps, overlays maps and infrastructure maps will be available for inspection at Council's Customer Service Centres.

If you are unable to access the mapping from these locations, please contact us by email at planning@barc.qld.gov.au or by 07 4651 5600 to enquire about the zone of your land or to make alternative arrangements to access the proposed zone maps.

Want to find out more?

We have produced further fact sheets which are accessible on the proposed planning scheme website at www.barcaldinerc.qld.gov.au/proposed-planning-scheme or in hardcopy by request.

Alternatively, email your enquiry to our dedicated planning services email address planning@barc.qld.gov.au or call 07 4651 5600 to speak with us.

The content of this information sheet is a summary and provided as guidance only. It has been prepared to assist the reader to understand and navigate the proposed Barcaldine Region Planning Scheme. Please refer to the complete version of the proposed Barcaldine Region Planning Scheme document available on Council's website for further detail.