

KNOW YOUR ZONE

Queensland zoning information



Image is indicative only

Character residential zone

What is a zone?

Every property is zoned. A zone identifies the preferred land use in an area. The zone, and other planning controls, are identified in the planning scheme to guide development and use of land.

What development can I expect in the character residential zone?

The character residential zone is intended to cover existing residential areas that have a particular historic, cultural or environmental character which the local government wants to protect or enhance.

The character being protected in this zone and the type of new residential development that may occur will vary across Queensland. Each council can identify their character values and include different provisions regulating new development or renovations to reflect this. Often the character being protected is older houses and, in some cases, older apartments. New buildings in this zone are likely to be a similar height to the character dwellings. Small shops and local services such as childcare centres may also be found here and will need to be consistent with the local character requirements.

A planning scheme may also control whether existing houses can be removed or demolished.

Examples of development that is likely to be in a character residential zone:



dwelling house



dual occupancy



home-based business



multiple dwelling - lowrise



shop

Examples of development that is unlikely to be in a character residential zone:



medium impact industry



wholesale nursery



showroom

To find out more, visit qld.gov.au/knowyourzone or contact your local council.



Queensland Government