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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

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General 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 general residential zone?

The general residential zone covers land that is used for a variety of housing types and sizes. These may include single houses, two houses on the same lot (called dual occupancy) or multiple dwellings such as apartments and townhouses. This zone also includes other uses such as home-based businesses and small scale services like local shops or child care centres.

A planning scheme can specify the range of housing types and sizes which may be developed in this zone.

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



dwelling house



dual occupancy



home-based business



multiple dwelling - lowrise



residential care facility



retirement facility



shop



shopping centre



medium impact industry



wholesale nursery

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



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Low density 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 low density residential zone?

The low density residential zone covers land that is mainly used for houses.

Buildings in this zone are likely to be low rise, for example 1, 2 or occasionally 3 storeys high and may include single houses or two houses on the same lot (called dual occupancy). Development of houses on smaller lots, and small scale multiple dwellings such as townhouses may be seen closer to a local or town centre, shops and public transport. Sometimes a smaller second dwelling or home, a 'granny flat', could be expected. This zone also includes other uses such as home-based businesses, local shops or child care centres.

A planning scheme can specify the range of housing types and sizes which may be developed in this zone.

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



dwelling house



dual occupancy



home-based business



multiple dwelling - lowrise



shop



childcare centre

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



medium impact industry



wholesale nursery



showroom

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Low-medium density 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 low-medium density residential zone?

The low-medium density residential zone covers land that is mainly used for single houses, two houses on the same lot (called dual occupancy) and for multiple dwellings such as apartments and townhouses.

Buildings in this zone are likely to be low-medium rise, for example 1 to 3 storeys high. Development of taller apartments may be seen closer to the local or town centre, shops and public transport. Other types of housing like retirement villages may be located in this zone. This zone also includes other uses such as home-based businesses, local shops or child care centres.

A planning scheme can specify the range of housing types and sizes which may be developed in this zone.

Examples of development that is likely to be in a low-medium density residential zone:



dwelling house



dual occupancy



home-based business



multiple dwelling - lowrise



residential care facility



retirement facility



childcare centre



shop



medium impact industry



showroom



bulk landscape supplies

Examples of development that is unlikely to be in a low-medium density residential zone:



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Medium density 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 medium density residential zone?

The medium density residential zone covers land that is mainly used for multiple dwellings such as apartments and townhouses.

Buildings in this zone are likely to be medium rise, for example more than 3 storeys high. Development of taller apartments may be seen closer to the town or city centre and transport hubs. Other types of housing like community care centres, residential care facilities and retirement villages may be located in this zone. This zone also includes other uses such as home-based businesses, local shops or child care centres.

A planning scheme can specify the range of building types and sizes which may be developed in this zone.

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



dwelling house



dual occupancy



multiple dwelling - lowrise



multiple dwelling - highrise



childcare centre



community care centre



residential care facility



retirement facility



shop

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



transport depot



warehouse



wholesale nursery

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High density 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 high density residential zone?

The high density residential zone covers land that is mainly used for multiple dwellings such as apartments.

Residential buildings in this zone are likely to be some of the tallest in the local council area, for example more than 5 storeys high. Development of taller apartments is may be seen in the inner city and town centres, where residents can conveniently access shopping centres, offices and major train or bus stations. This zone also includes other housing options such as retirement villages, shops and child care centres.

A planning scheme can specify the range of building types and sizes which may be developed in this zone.

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



dwelling house



dual occupancy



multiple dwelling - lowrise



multiple dwelling - highrise



home-based business



childcare centre



retirement facility



shop



food and drink outlet

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



bulk landscape supplies



warehouse



wholesale nursery

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Rural 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 rural residential zone?

The rural residential zone covers land usually located on the edges of cities and towns and often not serviced by infrastructure, such as sewerage or public transport.

This zone may include houses on large lots, limited types of farming activities and low-impact activities that fit with the nature of the land, such as garden centres or kennels.

A planning scheme can identify lot sizes and activities that may occur in this zone. It may also consider the natural attributes of the land, like topography and native vegetation, and potential impacts development may have on adjoining rural areas.

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



dwelling house



animal keeping



home-based business



garden centre



wholesale nursery



agriculture supplies store



rural industry



veterinary service

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



educational establishment



tourist attraction



parking station

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Neighbourhood centre 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 neighbourhood centre zone?

The neighbourhood centre zone covers land intended for small scale retail and services that meet the day to day needs of a surrounding neighbourhood. Development that could be expected in this zone includes small shops, cafes, restaurants and small medical centres. Buildings are likely to be of a similar height to homes in the local neighbourhood.

A planning scheme may include land in this zone to cater to the needs of existing and future residents and workers in an area. It can also identify the range of activities expected in this zone and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in a neighbourhood centre zone:



shop



childcare centre



health care service



office



food and drink outlet

Examples of development that is unlikely to be in a neighbourhood centre zone:



medium impact industry



warehouse



bulk landscape supplies

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Local centre 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 local centre zone?

The local centre zone covers land intended for a variety of shopping, office and community services for local residents of the area.

Development that could be expected in this zone includes small supermarkets, specialty shops, cafes and restaurants, offices, health services and some residential development. Buildings in this zone are likely to be low-rise, for example 1 to 3 storeys high.

A planning scheme may include land in this zone to cater to the needs of existing and future residents and workers in an area. It can also identify the range of activities expected in this zone and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in a local centre zone:



community use



childcare centre



health care service



office



food and drink outlet



shop



multiple dwelling
- lowrise

Examples of development that is unlikely to be in a local centre zone:



medium impact industry



warehouse



hardware and trade supplies

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Centre 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 centre zone?

The centre zone covers land intended for commercial, business and community facilities, and services that cater to the needs of residents across the council area. Development that could be expected in this zone includes supermarkets, restaurants, shops, commercial or council offices, cinemas, museums, community facilities and services such as a bank, post office or medical surgery.

A planning scheme may include land in this zone to cater to the needs of existing and future residents and workers in an area. It can also identify the range of activities expected in this zone and how new buildings should look and fit in with the local character.

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



office



food and drink outlet



community use



hotel



bar



health care service



childcare centre



shopping centre



multiple dwelling - lowrise



warehouse



medium impact industry



bulk landscape supplies

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



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District centre 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 district centre zone?

The district centre zone covers land intended for a wide variety of shopping, office, community and entertainment activities that meet the needs of residents and workers.

Development that could be expected in this zone includes a large supermarket with a variety of specialty shops, cafes, restaurants, offices, medical centres and small cinema complexes. The zone may also include residential development, for example apartments above shops and offices. Buildings in this zone may be low-medium rise, for example up to 5 storeys high depending on surrounding development.

A planning scheme may include land in this zone to cater to the needs of existing and future residents and workers. It can also identify the range of activities expected in this zone and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in a district centre zone:



office



childcare centre



theatre



food and drink outlet



shopping centre



emergency services



hotel



bar



multiple dwelling - lowrise

Examples of development that is unlikely to be in a district centre zone:



warehouse



medium impact industry



bulk landscape supplies

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Major centre 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 major centre zone?

The major centre zone covers land intended for a large collection of shopping, office, community and entertainment activities. Major centres are likely to be located with, or close to, transport hubs.

Development that could be expected in this zone includes very large shopping centres, department stores, variety stores, specialty shops, cafes, restaurants, offices, specialised health services and cinema complexes. This zone may also include residential development, for example apartments above shops and offices. Buildings in this zone may be quite tall.

A planning scheme may include land in this zone to cater to the needs of existing and future residents and workers. It can also identify the range of activities expected in this zone and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in a major centre zone:



office



childcare centre



health care service



community use



shopping centre



emergency services



hotel



bar



multiple dwelling - highrise

Examples of development that is unlikely to be in a major centre zone:



warehouse



medium impact industry



bulk landscape supplies

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Principal centre zone

What is a zone?

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What development can I expect in the principal centre zone?

The principal centre zone covers land intended for the business centre of a city or town with a large collection of shopping, office, community and entertainment activities. For example, major public transport stations serving the region.

Development that could be expected in this zone includes commercial and government offices, cafes and restaurants, specialised health services, multiple dwellings (apartments), hotels and cinemas. Often this zone will include the historical centre of the town or region, including council chambers, banks, churches and court houses.

A planning scheme can identify the range of activities expected and how new buildings should look like and fit in with the local character.

Examples of development that is likely to be in a principal centre zone:



office



shop



shopping centre



food and drink outlet



hotel



bar



childcare centre



multiple dwelling - highrise



parking station

Examples of development that is unlikely to be in a principal centre zone:



dwelling house



non-resident workforce accommodation



relocatable home park

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Industry 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 industry zone?

The industry zone covers land that is intended for a wide range of industrial and employment uses. The types of industries that could be expected in this zone include tyre fitting, motor vehicle repairers, workshops and transport depots. Activities that support industry such as warehouses, storage sites, cafes and services may also be found in this zone, as well as urban services like cafes or banks, co-working facilities or design studios.

A planning scheme may include land in this zone to respond to demand for employment locations and to grow the local economy by servicing other businesses in the region.

It can also identify the range of activities expected and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in an industry zone:



low impact industry



warehouse



bulk landscape supplies



service station



showroom



substation



food and drink outlet



transport depot



utility installation

Examples of development that is unlikely to be in an industry zone:



hotel



community care centre



retirement facility

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Low-impact industry 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 low-impact industry zone?

The low impact industry zone covers land that is intended for a wide range of small industries and employment uses. The type of industries that could be expected in this zone include tyre fitting, motor vehicle repairers, shop fitters, upholsterers and printers. Activities that support industry like warehouses, storage sites, cafes and services may also be found in this zone, as well as urban services like cafes or banks, co-working offices or design studios.

A planning scheme may include land in this zone to respond to demand for employment locations and to grow the local economy by servicing other businesses in the region.

It can also identify the range of activities expected and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in a low-impact industry zone:



low impact industry



bulk landscape supplies



service station



showroom



substation



hardware and trade supplies



utility installation



transport depot



car wash

Examples of development that is unlikely to be in a low-impact industry zone:



hotel



community care centre



retirement facility

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Medium impact industry zone

What is a zone?

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What development can I expect in the medium impact industry zone?

The medium impact industry zone covers land that is intended for industry that may have medium impacts, such as food processing plants, spray painting, producing materials like glass, plastic or plaster and sawmills. The scale of the industry determines whether it is suited to the medium or high impact industry zone. For example, how many tonnes of product it processes every year. Warehouses, cafes for workers and banks may also be found in this zone.

A planning scheme may include land in this zone to respond to demand for employment locations and to grow the local economy by servicing other businesses in the region.

It can also identify the range of activities expected and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in a medium impact industry zone:



medium impact industry



bulk landscape supplies



service station



showroom



substation



food and drink outlet



utility installation



warehouse

Examples of development that is unlikely to be in a medium impact industry zone:



hotel



residential care facility



retirement facility

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High impact industry 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 high impact industry zone?

The high impact industry zone covers land intended for industry that may have high impacts. This may include food processing plants, metal foundries, concrete batching plants or warehouses storing dangerous goods. The scale of the industry determines whether it is suited to the high or medium impact industry zone. Warehouses, storage areas, cafes and services for workers may also be located in this zone.

A planning scheme may include land in this zone to respond to demand for employment sites and to grow the local economy. It can also identify the range of activities expected and how new buildings should look and fit in with local character. A planning scheme can include provisions to ensure the activities occurring in this zone do not cause harm or nuisance to neighbouring uses or the natural environment.

Examples of development that is likely to be in a high impact industry zone:



high impact industry



substation



food and drink outlet



telecommunications facility



warehouse



port service

Examples of development that is unlikely to be in a high impact industry zone:



detention facility



hospital



health care service

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Special industry 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 special industry zone?

The special industry zone covers land that is identified for high impact, noxious or hazardous industries. Industry in this zone is likely to have significant impacts on the environment such as visual amenity, noise, fume, smoke or odour and may involve night-time and outdoor activities. These include oil refineries, power stations, sugar or paper mills, tanneries, or manufacturers of chemicals, poisons or explosives. In most cases, only industries identified in a planning scheme will be located in this zone. Likely impacts and potential risks from these industries can also affect what development can occur close to this zone and buffers may be required to separate these industries from other neighbouring uses.

A planning scheme may include land in this zone to respond to demand for employment sites and grow the local economy. It may also include additional provisions to manage emissions and risks of extreme events such as fire, explosion or toxic release of hazardous materials.

Examples of development that is likely to be in a special industry zone:



marine industry



special industry



warehouse



substation

Examples of development that is unlikely to be in a special industry zone:



place of worship



shopping centre



hotel

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Waterfront and marine industry zone

What is a zone?

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What development can I expect in the waterfront and marine industry zone?

The waterfront and marine industry zone covers land that may be used for industries that need to be on or near water. These include boatbuilders, marine equipment manufacturers or marine vessel maintenance and storage. Development that supports these industries, like boating supply or equipment shops, may also be found in this zone.

A planning scheme may include land in this zone to respond to demand for employment locations and to grow the local economy. It can also identify the range of industry types and sizes which may be developed in this zone.

Examples of development that is likely to be in a waterfront and marine industry zone:



marine industry



landing



low impact industry



port service



warehouse

Examples of development that is unlikely to be in a waterfront and marine industry zone:



dwelling house



detention facility



relocatable home park

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Industry investigation 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 industry investigation zone?

The industry investigation zone protects land that may be suitable for future industrial development. In the meantime, limited activities may occur on or near these lands that do not constrain their possible future industrial use.

A planning scheme may include a range of industry types and sizes that can be developed in this zone. It may also regulate what development may occur in the zone in the interim, and then describe how possible future land use for industrial development may be progressed. In most cases detailed investigations are required to determine whether all or parts of these lands are suited to industrial development and what type and scale of industrial development is appropriate.

A planning scheme may consider the provision of infrastructure needed to support new industries, protect environmental values, such as waterways, and avoid natural hazards and sensitive land uses, such as residential areas.

Examples of development that is likely to be in an industry investigation zone:



dwelling house



agriculture supplies store



wholesale nursery



relocatable home park

Examples of development that is unlikely to be in an industry investigation zone:



resort complex



office



health care service

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Research and technology industry zone

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What development can I expect in the research and technology industry zone?

The research and technology industry zone is likely to be located near research and education facilities or related uses such as universities, hospitals or airports. Examples include aerospace manufacturers, maintenance and repair workshops, and computer system and biotechnology laboratories. Supporting services, like cafes and motel accommodation for visiting workers, may also be found in this zone.

A planning scheme may include a range of industry types and sizes that can be developed in this zone. It can also include the range of activities expected and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in a research and technology industry zone:



research and technology industry



food and drink outlet



warehouse



substation



office

Examples of development that is unlikely to be in a research and technology industry zone:



community care centre



retirement facility



party house

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Extractive industry zone

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What development can I expect in the extractive industry zone?

The extractive industry zone protects land for existing or future quarrying and processing of resources from the ground, like rock, sand, gravel and clay. In most cases only quarrying activities and supporting facilities such as offices will be located in this zone to avoid impacts on other people.

Extractive industries can produce noise and dust emissions. A planning scheme may identify the range of activities expected and buffers required to separate these industries from non-industrial uses. A planning scheme may include land in this zone to grow the local economy.

Examples of development that is likely to be in an extractive industry zone:



extractive industry



office



caretaker's accommodation

Examples of development that is unlikely to be in an extractive industry zone:



residential care facility



dwelling house



place of worship

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Township 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 township zone?

The township zone often covers small to medium towns in rural or coastal areas. The type of facilities that could be expected in this zone include shops, offices, car repairs and service stations, schools and child care, health and council services, housing, recreation and entertainment facilities and parks.

Buildings in this zone are likely to be a similar height, often 1 to 3 storeys. A wide range of activities may be encouraged in this zone to ensure the town thrives as a community hub for the locality, providing employment opportunities and services for residents. Certain uses may be encouraged within different parts of the zone, for example particular areas or precincts for housing, industry and commercial activities.

A planning scheme may identify the type and range of uses and activities that may occur in this zone.

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



dwelling house



educational establishment



community use



multiple dwelling - lowrise



emergency services



health care service



hotel



office



shop

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



medium impact industry



cropping



intensive animal industry

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Mixed use zone

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What development can I expect in the mixed use zone?

The mixed use zone identifies land that is suitable for a wide range of uses, including residential, commercial, tourist and community uses. Development that could be expected in this zone includes a variety of stores and services, specialty shops, cafes and restaurants, offices, specialised health services, medical centres and cinema complexes. This zone may also include residential development, for example apartments above shops and offices.

A planning scheme may include land in this zone to cater to the needs of existing and future residents and workers in an area.

Examples of development that is likely to be in a mixed use zone:



hotel



multiple dwelling - highrise



multiple dwelling - lowrise



health care service



childcare centre



office



food and drink outlet



shop



bar



medium impact industry



transport depot



bulk landscape supplies

Examples of development that is unlikely to be in a mixed use zone:



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Rural zone

What is a zone?

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What development can I expect in the rural zone?

The rural zone covers land that is suited for farming and other rural uses and is usually located outside of towns.

The types of rural activities that are likely to occur in this zone include growing crops or other plants, animal farms, including both open areas and large buildings, and uses supporting these rural industries such as storage and packaging. Land in this zone may be protected for rural activities that need large pieces of land, rather than smaller lots. In addition to farming, other activities that complement the rural character may also be found in this zone, for example a winery cellar door and cafe.

A planning scheme may include provisions to manage impacts that rural activities may have on the natural environment and adjoining residential areas.

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



rural industry



animal husbandry



cropping



rural workers' accommodation



roadside stall



intensive animal industry

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



multiple dwelling - lowrise



shopping centre



major sport, recreation and entertainment facility

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LIBRARY

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Community facilities 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 community facilities zone?

The community facilities zone protects land that is needed for community activities. For example, schools, hospitals, public transport stations and networks and public utilities like electricity sub-stations. Development in this zone may include specialised buildings and may involve noise, odours or potentially dangerous elements. This may affect how development occurs close to these activities. Land within this zone may also be used for temporary events like fetes, electoral polling booths or community evacuation centres.

Community facilities and infrastructure may be publicly or privately owned. The local government may not be responsible for regulating how development occurs in the zone, for example over busway and railway corridors.

Examples of development that is likely to be in a community facilities zone:



community use



educational establishment



transport depot



emergency services



health care service



substation



utility installation



hospital



place of worship

Examples of development that is unlikely to be in a community facilities zone:



home-based business



low impact industry



garden centre

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Emerging community 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 emerging community zone?

The emerging community zone protects land intended for future urban development, such as the extension of existing suburbs and towns or the creation of new communities. In the meantime, limited activities may occur on these lands that do not constrain future development opportunities.

A planning scheme may include land to cater to the needs of future residents and workers in an emerging community area. In most cases detailed investigations are required to plan for these new or expanded communities including uses, locations and how they will connect with existing development.

A planning scheme may also consider infrastructure needed to support new residents and workers, protect environmental values such as waterways and to avoid natural hazards.

Examples of development that is likely to be in an emerging community zone:



dwelling house



sales office



garden centre



bulk landscape supplies



park



permanent plantation

Examples of development that is unlikely to be in an emerging community zone:



hospital



emergency services



low impact industry

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Innovation 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 innovation zone?

The innovation zone covers land that is suitable for new and emerging activities that provide opportunities for innovation and creativity.

This zone may be located near research and education facilities so knowledge and technologies may be easily shared. Other economic factors may be considered when identifying locations for this zone. For example, land that provides for innovation in food production may be located close to agricultural locations. Other activities that promote knowledge creation and entrepreneurship may also be located in this zone, such as start-up office spaces.

A planning scheme may include land in this zone to cater for a growing local economy. It can also identify the range of activities expected in this zone and how new buildings should look and fit in with local character.

Examples of development that is likely to be in an innovation zone:



office



shop



food and drink outlet



research and technology industry

Examples of development that is unlikely to be in an innovation zone:



shopping centre



non-resident workforce accommodation



retirement facility

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Special purpose 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 special purpose zone?

The special purpose zone protects land needed for public facilities and infrastructure. For example, airports, army barracks, prisons, railway stations, shipping ports, sewage treatment plants and rubbish tips. Development in this zone may include specialised buildings and structures and activities may involve noise, odours or potentially dangerous elements.

Facilities or infrastructure in this zone may be publicly or privately owned and operated. A planning scheme can identify the range of activities expected in this zone but may not regulate development that includes defence land, major airports and ports.

Examples of development that is likely to be in a special purpose zone:



substation



air service



port service



detention facility



utility installation



motor sport facility



telecommunications facility



dwelling house



showroom



residential care facility

Examples of development that is unlikely to be in a special purpose zone:



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*Flooding in the Bulloo Shire Council area – Image is indicative only
Image supplied by Queensland Reconstruction Authority*

Limited development 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 limited development zone?

The limited development zone covers land that is significantly affected by a constraint that limits if or how development may occur on that land. Development in this zone will vary across Queensland. A planning scheme will identify the constraint affecting the zone and may have provisions regulating development to reflect local characteristics and to respond to their local situation.

Constraints may include:

- natural hazards such as significant flooding, meaning development on the land is too risky
- past land uses, such as mining, which may also mean that the land is constrained by subsidence
- contamination, limiting the ability to develop in the future.

It may also limit development where local character values exist, including historic subdivision patterns, or significant intact clusters of heritage buildings.

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



dwelling house



garden centre



extractive industry



permanent
plantation



caretaker's
accommodation



telecommunications
facility



animal keeping

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



educational
establishment



resort complex



tourist
park

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Tourist accommodation 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 tourist accommodation zone?

The tourist accommodation zone covers land intended for a variety of city, rural or coastal tourist accommodation options. This may include hotels, motels, resorts, caravan parks and cabins. Services and facilities, including shops and restaurants, catering to tourists may also be located in this zone depending on the local context. Development that supports local tourist attractions and enhances the attractiveness of the area as a tourist destination, may also be found in this zone.

A planning scheme may include land in this zone to cater to the needs of existing and future visitors and residents. It can also identify the range of activities expected and how new buildings should look and fit in with local character.

Examples of development that is likely to be in a tourist accommodation zone:



resort complex



food and drink outlet



multiple dwelling - highrise



hotel



shop



nightclub entertainment facility

Examples of development that is unlikely to be in a tourist accommodation zone:



bulk landscape supplies



extractive industry



marine industry

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Tourism 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 tourism zone?

The tourism zone covers land intended for a variety of tourist activities, facilities and places. Development may range from small interpretive centres to large amusement parks, depending on the location of the zone. Services and facilities, including tourist accommodation, shops, restaurants and entertainment, may also be located in this zone.

A planning scheme may include land in this zone to grow the local economy and cater to the needs of existing and future residents and workers in an area. It can also identify the range of activities that may occur, how new buildings should look and fit in with local character and ensure activities do not cause harm to the natural environment.

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



tourist attraction



tourist park



food and drink outlet



hotel



shop



resort complex



theatre



nightclub entertainment facility

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



transport depot



warehouse



permanent plantation

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Major tourism 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 major tourism zone?

The major tourism zone covers land intended for large scale tourist locations or facilities. For example, resort complexes and theme parks. Services and facilities, including tourist accommodation, shops, restaurants and entertainment, may also be located in this zone and will depend on the local context.

A planning scheme may include land in this zone to grow the local economy and cater to the needs of existing and future residents and workers. It can also identify the range of activities that may occur, how new buildings should look and fit in with local character and ensure activities do not cause harm to the natural environment.

Examples of development that is likely to be in a major tourism zone:



hotel



tourist attraction



tourist park



theatre



resort complex



nightclub entertainment facility



parking station



shop



food and drink outlet

Examples of development that is unlikely to be in a major tourism zone:



hospital



permanent plantation



non-resident workforce accommodation

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Minor tourism 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 minor tourism zone?

The minor tourism zone covers land intended for small scale tourist activities or facilities (with less than 20 employees). Development might include small-scale accommodation, such as a hotel, youth hostel or caravan park. Services and facilities such as shops and restaurants that support tourism may also be found in this zone.

A planning scheme can identify the range of activities expected in the zone, how new buildings or structures should look and ensure the activities occurring do not cause harm to the natural environment.

Examples of development that is likely to be in a minor tourism zone:



hotel



nature-based tourism



food and drink outlet



tourist park



shop

Examples of development that is unlikely to be in a minor tourism zone:



detention facility



non-resident workforce accommodation

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Environmental management 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 environmental management zone?

The environmental management zone covers land with environmental values that are to be protected from urban activities.

Development in this zone is likely to be limited to houses, often only on large lots, and a few other low-impact activities that are unlikely to impact on the sensitive nature of the lands, like a garden centre. Where a local government identifies that quarries are to be promoted and protected, these may also operate in the environmental management zone.

A planning scheme may include land in this zone based on the natural values being protected. It can also identify the developments that may occur and how new buildings should look and fit in with local character.

Examples of development that is likely to be in an environmental management zone:



nature-based
tourism



garden centre



dwelling house

Examples of development that is unlikely to be in an environmental management zone:



relocatable
home park



resort complex



low impact
industry

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Conservation 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 conservation zone?

The conservation zone covers land where natural values are to be managed, protected and restored. These lands are likely to be in a natural state without development.

Land in this zone is likely to contain a range of plants and animals and support ecological processes, naturally occurring landforms or unusual geological formations of value. This zone may cover coastal areas, estuaries and lagoons. Development in this zone will be limited and may allow for some activities that enable visitors to appreciate natural values of the area, such as nature walks and information centres.

A planning scheme may include land in this zone based on the natural values being protected. It can also identify a range of activities that may occur and how new buildings should look and fit in with local character.

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



nature-based tourism



environment facility



caretaker's accommodation

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



hardware and trade supplies



high impact industry



parking station

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Environmental management and conservation 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 environmental management and conservation zone?

The environmental management and conservation zone covers land where natural values are to be protected and maintained. These lands are often in a largely natural state and have very limited development.

Land in this zone is likely to contain and support a range of plants, animals, ecological processes, naturally occurring landforms or unusual geological formations. This zone may cover coastal areas, estuaries and lagoons. Development in this zone will be limited to nature-based activities such as walking tracks, shelters, observation decks and tourist information centres. Houses, often only on large lots, and other low impact rural activities, such as growing crops, may also be found in this zone.

A planning scheme may include land in this zone to cater to the needs of existing and future residents and workers in an area. It can also identify the range of activities expected and how new buildings should look and fit in with local character.

Examples of development that is likely to be in an environmental management and conservation zone:



nature-based tourism



environment facility



caretaker's accommodation



dwelling house

Examples of development that is unlikely to be in an environmental management and conservation zone:



sales office



high impact industry



parking station

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Recreation and open space 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 recreation and open space zone?

The recreation and open space zone covers land to be used for parks, playing fields, sporting and outdoor facilities like tennis courts and public swimming pools, or cultural and education facilities. Other buildings and structures that could be expected in this zone include sports stands and clubhouses. Land in this zone may also include natural areas such as bushland, wetlands or waterways. In most cases development in these locations will be very limited.

Examples of development that is likely to be in a recreation and open space zone:



park



club



community use



indoor sport and recreation



outdoor sports and recreation

Examples of development that is unlikely to be in a recreation and open space zone:



car wash



hospital



shopping centre

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Sport and recreation 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 sport and recreation zone?

The sport and recreation zone covers land to be used for sporting, recreation, cultural and education facilities. Facilities or buildings that could be expected in this zone include playing fields, clubhouses, community halls, golf courses, gymnasiums, swimming pools or tennis courts. Development in this zone is likely to involve organised events which may generate increased traffic and noise or involve lighting.

Some sport and recreation zoned land may be allocated for facilities serving the local neighbourhood, while other parts may be intended to cater to the whole town or region.

A planning scheme may include land in this zone to cater to the needs of existing and future residents and workers. It can also identify the range of activities expected in this zone and how new buildings should look and fit in with the local character.

Examples of development that is likely to be in a sport and recreation zone:



indoor sport and recreation



outdoor sports and recreation



club



major sport, recreation and entertainment facility



community use

Examples of development that is unlikely to be in a sport and recreation zone:



shopping centre



car wash



low impact industry

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Open space 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 open space zone?

The open space zone covers land for recreation such as parks or foreshore areas. The design of the park and its facilities will depend on the intended use of the park. Some open space zoned land will be allocated for a park serving a local neighbourhood, while other parcels may be intended to cater to the whole town or region. Local parks may have low-key facilities, such as a small playground or basketball hoop. Parks serving a whole region or city may also include car parks, lighting and toilet blocks. These larger parks are likely to be used for events at certain times and may generate some noise and lighting at night.

Examples of development that is likely to be in an open space zone:



park



outdoor sports and recreation

Examples of development that is unlikely to be in an open space zone:



multiple dwelling - lowrise



hotel



hospital



**Department of State Development, Infrastructure,
Local Government and Planning**

PO Box 15009 City East Qld 4002 Australia
QGOV (13 74 68)
bestplanning@dsdilgp.qld.gov.au

www.statedevelopment.qld.gov.au/planning