



# Bouliia Shire Council

## Zones and precincts

FACT SHEET

### What are zones and precincts?

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.

### What are the zones and precincts in the proposed Bouliia Shire Planning Scheme?

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

- **Township zone:** Its purpose is to provide for:
  - (1) small to medium urban areas in a rural or coastal area; and
  - (2) a variety of uses and activities to service local residents, including, business, community, education, industrial, open space, recreation, residential or retail uses or activities; and
  - (3) tourist attractions and short-term accommodation, if appropriate for the area.
- **Rural residential zone:** its purpose is to provide for:
  - (1) The development of large residential lots with limited provision of infrastructure and services is facilitated.
  - (2) Areas with limited infrastructure and services may not be expanded.
  - (3) Development preserves the environmental and topographical features of the land by integrating an appropriate scale of residential activities with these features.
  - (4) Low-impact activities such as hobby farms, small-scale eco-tourism and outdoor recreation are encouraged where the impacts of such uses can be minimised.
  - (5) Development is designed to maximise energy efficiency, effluent disposal and water conservation.
  - (6) Natural features such as creeks, gullies, waterways, wetlands, vegetation and bushland are retained and enhanced. Any unavoidable impacts are minimised through locational, design, operational and management approaches.
  - (7) Non-residential uses may be appropriate where such uses provide for the day-to-day needs of the area or have a direct relationship to the land; and
  - (8) Development responds to land constraints including topography, bushfire and flooding.
- **Rural zone:** Its purpose is to provide for:
  - (1) provide for rural uses and activities; and
  - (2) 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
  - (3) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.
- **Recreation and Open Space zone:** Its purpose is to provide for:

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

There is one precinct identified within the Township zone:

- **Industrial precinct**

There are some additional assessment benchmarks which apply in the precinct to facilitate desired and compatible development outcomes for this area.

### **How can I find out the zone of my land?**

You can use council's new interactive online mapping system to find out the zoning. It can be accessed at:

<https://dsdip.maps.arcgis.com/apps/webappviewer/index.html?id=153a519f05d74fe88230e04efaa172db>

You can also check the static planning maps contained in Schedule 2 of the proposed planning scheme. It is available in hardcopy for inspection at the council office or on council's website at <https://www.boulia.qld.gov.au/council/planning-schemes>