



**SOUTH BURNETT  
REGIONAL COUNCIL**

# Planning Scheme Zones

ECM: 3188786  
Version 1 – August 2024

This factsheet provides information regarding Planning Scheme zones contained within the South Burnett Regional Council Planning Scheme 2017 v1.4 ('Planning Scheme'). This information on this factsheet is a guide only.

## What are zones?

Zones and their codes are the primary tool that guides the type of development that may occur on a site. Within each zone, various land uses are permitted, subject to compliance with a set of rules. Part 6 of the Planning Scheme lists each zone and its relevant zone code. Some zones contain precincts which give more details about the preferred land uses within a part of a zone.

- all land in the Planning Scheme area is zoned, with the exception of roads and waterways; and
- some properties may have both a zone and zone precinct, but not all of them.

## Where can I find information about zones?

The following table provides information about the purpose of, and general land uses envisaged to occur, within each zone (and precincts within each zone). Any uses listed in this table are considered either Accepted Development or Code Assessable development, depending on compliance with identified requirements. Uses not listed in the table below or not complying with requirements will be subject to 'Impact Assessment'.

The zoning maps can be found online under the [Planning Scheme Mapping](#). Typically for Code Assessable development, the relevant assessment benchmarks include the zone codes listed in Part 6 of the Planning Scheme. Overlays and precinct mapping in the Planning Scheme may trigger some additional assessment benchmarks to apply. These additional requirements for precincts are typically addressed in the relevant zone code. Refer to Part 7 of the Planning Scheme regarding overlays.

There are also some uses which are not regulated through the Planning Scheme and its zoning framework. For example, some uses are regulated only by the Queensland Government or are made accepted development through the *Planning Regulation 2017*.

## Further Information?

If you require further information in relation to Council's Planning Scheme zones or would like to speak to a Council officer, please contact Council via one of the following methods:

- ✉ South Burnett Regional Council  
PO Box 336  
KINGAROY QLD 4610  
(07) 4189 9100  
[info@sbrc.qld.gov.au](mailto:info@sbrc.qld.gov.au)
- 📞 Visiting a Customer Service Centre

**Table**

Zone	General Uses	Purpose
<p><b>Low Density Residential Precinct:</b> <b>LD1 - Bunya Mountains</b></p>	<ul style="list-style-type: none"> <li>• dwelling house;</li> <li>• dual occupancy;</li> <li>• home based business;</li> <li>• park;</li> <li>• sales office;</li> <li>• utility installation</li> </ul>	<p>a) Residential uses; and b) Community uses, and small-scale services, facilities, and infrastructure, to support local residents.</p>
<p><b>Medium Density Residential</b></p>	<ul style="list-style-type: none"> <li>• caretaker's accommodation;</li> <li>• dwelling house;</li> <li>• dual occupancy;</li> <li>• health care services;</li> <li>• home based business;</li> <li>• multiple dwelling;</li> <li>• office;</li> <li>• park;</li> <li>• residential care facility;</li> <li>• retirement facility;</li> <li>• rooming accommodation;</li> <li>• sales office;</li> <li>• utility installation.</li> </ul>	<p>a) Medium density multiple dwellings; and b) Community uses, and small-scale services, facilities, and infrastructure, to support local residents.</p>
<p><b>Rural Residential Precinct:</b> <b>RR1 - 4,000m<sup>2</sup></b></p>	<ul style="list-style-type: none"> <li>• community use;</li> <li>• cropping;</li> <li>• dwelling house;</li> <li>• emergency services;</li> <li>• garden centre;</li> <li>• home based business;</li> <li>• park;</li> <li>• utility installation.</li> </ul>	<p>a) Residential uses and activities on large lots, including lots for which the local government has not provided infrastructure and services.</p>
<p><b>Township</b></p>	<ul style="list-style-type: none"> <li>• agricultural supplies store;</li> <li>• caretaker's accommodation;</li> <li>• childcare centre;</li> <li>• club;</li> <li>• community use;</li> <li>• dual occupancy;</li> <li>• dwelling house;</li> <li>• food and drink outlet;</li> <li>• garden centre;</li> <li>• health care services;</li> <li>• home based business;</li> <li>• low impact industry;</li> <li>• market;</li> <li>• office;</li> <li>• park;</li> <li>• service industry;</li> <li>• shop;</li> <li>• substation;</li> <li>• utility installation.</li> </ul>	<p>a) Small to medium urban areas in a rural or coastal area; and b) 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 c) Tourist attractions and short-term accommodation, if appropriate for the area.</p>

Zone	General Uses	Purpose
<b>Local Centre</b>	<ul style="list-style-type: none"> <li>• community use;</li> <li>• dwelling house;</li> <li>• food and drink outlet;</li> <li>• garden centre;</li> <li>• hardware &amp; trade supplies;</li> <li>• hotel;</li> <li>• indoor sport and recreation;</li> <li>• market;</li> <li>• multiple dwelling;</li> <li>• office;</li> <li>• park;</li> <li>• sales office;</li> <li>• service industry;</li> <li>• shop;</li> <li>• shopping centre;</li> <li>• showroom;</li> <li>• substation;</li> <li>• utility installation.</li> </ul>	<p>a) A limited variety of commercial, community and retail activities to service local residents; and</p> <p>b) Other uses and activities that integrate with, and enhance, the local centre, including, for example, entertainment, shopping, or residential uses.</p>
<b>Principal Centre Precinct: PC1 – Retail Core</b>	<ul style="list-style-type: none"> <li>• community use;</li> <li>• food and drink outlet;</li> <li>• garden centre;</li> <li>• hardware &amp; trade supplies;</li> <li>• health care services;</li> <li>• hotel;</li> <li>• market;</li> <li>• multiple dwelling;</li> <li>• office;</li> <li>• park;</li> <li>• sales office;</li> <li>• service industry;</li> <li>• shop;</li> <li>• shopping Centre;</li> <li>• showroom;</li> <li>• substation;</li> <li>• theatre;</li> <li>• utility installation.</li> </ul>	<p>a) A large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential, or retail activities) to:</p> <ul style="list-style-type: none"> <li>• form the core of an urban area; and</li> <li>• service the local government area.</li> </ul>
<b>Specialised Centre</b>	<ul style="list-style-type: none"> <li>• car wash;</li> <li>• food and drink outlet;</li> <li>• garden centre;</li> <li>• hardware &amp; trade supplies;</li> <li>• indoor sport and recreation;</li> <li>• park;</li> <li>• service industry;</li> <li>• showroom;</li> <li>• substation;</li> <li>• utility installation.</li> </ul>	<p>a) One (1) or more specialised uses including, for example, conference centres, entertainment centres, education and research facilities or university campuses.</p>
<b>Low Impact Industry</b>	<ul style="list-style-type: none"> <li>• aquaculture;</li> <li>• caretaker's accommodation;</li> <li>• car wash;</li> <li>• emergency services;</li> <li>• food and drink outlet;</li> <li>• low impact industry;</li> <li>• major electricity infrastructure;</li> </ul>	<p>a) Service industry and low impact industry; and</p> <p>b) Other uses and activities that;</p> <ul style="list-style-type: none"> <li>• support industry activities; and</li> <li>• do not compromise the future use of premises for industry activities.</li> </ul>

Zone	General Uses	Purpose
	<ul style="list-style-type: none"> <li>• office;</li> <li>• park;</li> <li>• research and technology industry;</li> <li>• rural industry;</li> <li>• service industry;</li> <li>• service station;</li> <li>• substation;</li> <li>• telecommunications facility;</li> <li>• transport depot;</li> <li>• utility installation;</li> <li>• warehouse.</li> </ul>	
<b>Medium Impact Industry</b>	<ul style="list-style-type: none"> <li>• car wash;</li> <li>• caretaker's accommodation;</li> <li>• crematorium;</li> <li>• emergency services;</li> <li>• food and drink outlet;</li> <li>• low impact industry;</li> <li>• major electricity infrastructure;</li> <li>• medium impact industry;</li> <li>• office;</li> <li>• park;</li> <li>• research and technology industry;</li> <li>• service industry;</li> <li>• substation;</li> <li>• telecommunications facility;</li> <li>• utility installation;</li> <li>• warehouse.</li> </ul>	<p>a) Medium impact industry;</p> <p>b) Other uses and activities that-</p> <ul style="list-style-type: none"> <li>• support industry activities; and</li> <li>• do not compromise the future use of premises for industry activities.</li> </ul>
<b>Special Industry</b>	<ul style="list-style-type: none"> <li>• caretaker's accommodation;</li> <li>• high impact industry;</li> <li>• major electricity infrastructure;</li> <li>• substation;</li> <li>• special industry.</li> </ul>	<p>a) Special industry; and</p> <p>b) Other uses and activities that:</p> <ul style="list-style-type: none"> <li>• support industry activities; and</li> <li>• do not compromise the future use of premises for industry activities.</li> </ul>
<b>Extractive Industry</b>	<ul style="list-style-type: none"> <li>• caretaker's accommodation;</li> <li>• extractive industry;</li> <li>• major electricity infrastructure;</li> <li>• substation;</li> <li>• utility installation.</li> </ul>	<p>a) Extractive industry.</p>
<b>Community Facilities Precincts:</b> <b>CF1 – Education</b> <b>CF2 – Hospitals</b> <b>CF3 – Community Infrastructure</b> <b>CF4 – Transport Facilities</b> <b>CF5 – Public Utilities</b> <b>CF6 – Government</b>	<ul style="list-style-type: none"> <li>• caretaker's accommodation;</li> <li>• park.</li> </ul> <p><b>Where in Precinct CF1:</b></p> <ul style="list-style-type: none"> <li>• educational establishment.</li> </ul> <p><b>Where in Precinct CF2:</b></p> <ul style="list-style-type: none"> <li>• hospital.</li> </ul> <p><b>Where in Precinct CF3:</b></p> <ul style="list-style-type: none"> <li>• cemetery;</li> <li>• club;</li> <li>• community care centre;</li> <li>• community use;</li> <li>• place of worship;</li> </ul>	<p>a) Community-related uses, activities, and facilities, whether publicly or privately owned, including, for example:</p> <ul style="list-style-type: none"> <li>• educational establishments;</li> <li>• hospitals;</li> <li>• transport and telecommunication networks; and</li> <li>• utility installations.</li> </ul>

Zone	General Uses	Purpose
	<ul style="list-style-type: none"> <li>residential care facility.</li> </ul> <p><b>Where in Precinct CF4:</b></p> <ul style="list-style-type: none"> <li>air service;</li> <li>parking station;</li> <li>utility installation.</li> </ul> <p><b>Where in Precinct CF5:</b></p> <ul style="list-style-type: none"> <li>major electricity infrastructure;</li> <li>substation;</li> <li>telecommunications facility;</li> <li>utility installation.</li> </ul> <p><b>Precinct CF6:</b></p> <ul style="list-style-type: none"> <li>emergency services;</li> <li>office.</li> </ul>	
<b>Emerging Communities</b>	<ul style="list-style-type: none"> <li>dwelling house;</li> <li>park;</li> <li>utility installation.</li> </ul>	<p>a) Identify land that is intended for an urban purpose in the future;</p> <p>b) Protect land that is identified for an urban purpose in the future from incompatible uses; and</p> <p>c) Provide for the timely conversion of non-urban land to land for urban purposes.</p>
<b>Recreation and Open Space</b>	<ul style="list-style-type: none"> <li>caretaker's accommodation;</li> <li>club;</li> <li>community use;</li> <li>indoor sport and recreation;</li> <li>market;</li> <li>outdoor sport and recreation;</li> <li>park;</li> <li>utility installation.</li> </ul>	<p>a) A variety of cultural, educational, leisure, recreation and sporting uses and activities, including, for example:</p> <ul style="list-style-type: none"> <li>parks, playgrounds or playing fields for the use of residents and visitors;</li> <li>parks, or other areas, for the conservation of natural areas; and</li> <li>facilities and infrastructure to support the uses and activities stated in paragraph (a).</li> </ul>
<b>Environmental Management and Conservation</b>  <b>Precinct:</b> <b>EM1 – Bunya Mountains</b>	<p><b>Where in EM1 – Bunya Mountains:</b></p> <ul style="list-style-type: none"> <li>caretaker's accommodation;</li> <li>cropping;</li> <li>emergency services;</li> <li>environment facility;</li> <li>nature-based tourism;</li> <li>park;</li> <li>permanent plantation.</li> </ul>	<p>a) The protection and maintenance of areas that support one (1) or more of the following:</p> <ul style="list-style-type: none"> <li>biological diversity;</li> <li>ecological integrity;</li> <li>naturally occurring landforms;</li> <li>coastal processes.</li> </ul>
<b>Rural</b>	<ul style="list-style-type: none"> <li>agricultural supplies store;</li> <li>animal husbandry;</li> <li>animal keeping;</li> <li>aquaculture;</li> <li>bulk landscape supplies;</li> <li>caretaker's accommodation;</li> <li>cropping;</li> <li>dual occupancy;</li> <li>dwelling house;</li> <li>emergency services;</li> </ul>	<p>a) Provide for rural uses and activities;</p> <p>b) Provide for other uses and activities that are compatible with:</p> <ul style="list-style-type: none"> <li>existing and future rural uses and activities; and</li> <li>the character and environmental features of the zone; and</li> </ul>

Zone	General Uses	Purpose
	<ul style="list-style-type: none"> <li>• home based business.</li> <li>• intensive animal industry;</li> <li>• intensive horticulture;</li> <li>• low impact industry;</li> <li>• major electricity infrastructure;</li> <li>• roadside stall;</li> <li>• rural industry;</li> <li>• rural workers accommodation;</li> <li>• short-term accommodation;</li> <li>• substation;</li> <li>• utility installation;</li> <li>• wholesale nursery;</li> <li>• winery;</li> </ul>	<p>c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.</p>