

Livingstone SHIRE COUNCIL

Planning scheme
Information sheet #1

What is a planning scheme?

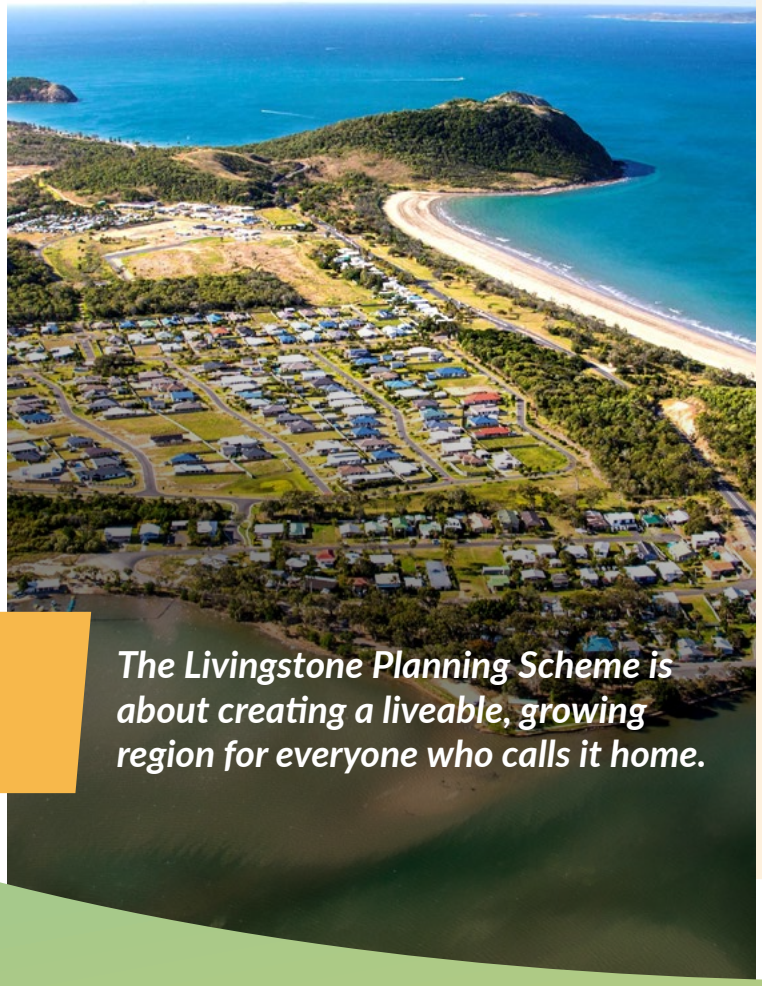
Each local government prepares and maintains its own planning scheme as the main 'rule-book' for what kinds of developments should occur in their local government area and how.

The planning scheme sets a future vision for our shire with strategies and policies to guide the way it grows and changes, while also helping to protect the things that matter most. The planning scheme achieves this by planning for and regulating:

- what development should occur where and when
- how development should occur
- what assessment processes are required.

Essentially, the planning scheme is the legal set of documents and maps that guides the way land, buildings and structures are used and developed in the Livingstone local government area. It forms Council's legal framework for assessing development applications.

What does a local planning scheme do?



The Livingstone Planning Scheme is about creating a liveable, growing region for everyone who calls it home.

Guides how development happens

Creates different housing options

Manages change and growth

Protects what's special

Protects the environment and greenspace

Reflects community views and values

Plans resilient communities

Creates great places for people

This fact sheet provides general information. It is a guide only to assist the community to understand the planning scheme and its mapping.

Key parts of the draft planning scheme

Strategic framework	This ensures that future land use and development align with community goals.
Local area frameworks	These focus on specific neighbourhoods, town centers, or growth corridors to guide localised urban design, height limits, and character.
Overlays	Special mapping layers that highlight environmental or safety constraints such as storm tide hazard, land subject to flooding, potential bushfire hazard areas, agricultural lands, important waterways, scenic amenity areas or biodiversity areas.
Zones	These categorise land for specific uses such as residential, rural or commercial use.
Categorisation tables	The Tables of Assessment determine whether a subdivision of land, earthworks, proposed building or land use is accepted development, code-assessable, or impact-assessable.
Development codes	Operational rules and technical standards that regulate the physical design, layout, and functional aspects of specific types of building or land use.
Mapping	The visual, spatial representation of a local government's official planning rules, zoning, and development controls.
Definitions and planning scheme policies	Complementary planning instruments that provide detailed technical standards, guidelines, and operational procedures that support the planning scheme.





How does a planning scheme affect you?

The planning scheme does not change the current existing lawful use of a property; however, it can affect changes that you might want to make in the future.

The planning scheme can influence what you, your neighbours or others can and can't do or build on a property.

It also sets out the provisions for the protection of certain types of land and buildings.

The planning scheme sets out the rules for how things can be developed such as building heights, boundary setbacks and car parking requirements.

How to find the zoning and overlays affecting a property

Every property is zoned, with the zone determined by the location of land and how a site relates to councils preferred land use strategy.

Overlays are generally determined by geographical location, built form provisions, environmental factors, and matters related to Natural Hazards and Risk.

All mapping for the current Livingstone Planning Scheme 2018 is contained in Schedule 2.

Read the current Livingstone Planning Scheme 2018 here:

www.livingstone.qld.gov.au/files/assets/public/v/2/doing-business/documents/10_sch2_mapping_index_v4_adopted_2025_02_18pdf.pdf

Mapping is available online at:

www.livingstone.qld.gov.au/Doing-Business/Building-and-Development/Planning-Scheme

A formal request to council for written confirmation of zones, precincts, local plans, TLPI or overlays over a site can be requested via a Limited Planning and Development certificate. These requests are a paid service.

Who's responsible for planning?

Queensland Government

The Queensland Government is responsible for managing change and growth across the state. It is responsible for the state's planning framework.

Their responsibilities include:

- ensuring local governments are planning for growth, providing areas for employment, recognising tourism opportunities, protecting agricultural lands, recognizing hazards and risks in land use planning
- making regional plans based on state and regional planning interests for managing growth across Queensland
- setting statewide development assessment processes for councils and other authorities.

Regional Plans
State Planning Policy
Priority Development Areas
State Development Areas

Local governments

- Each local government is responsible for planning their communities' future growth and change through a local planning scheme.
- Planning Schemes determine what new developments should occur in their local area and how. This includes the need to prepare Local Government Infrastructure Plans to coordinate appropriate land for growth and infrastructure delivery.

Local Government Planning Scheme
Neighbourhood or master plans

You – the community

- The communities' values can form part of a local governments planning scheme by way of having certain interests recognised. This might include protecting local heritage values, scenic amenity values considered, built form provisions and local biodiversity values identified.

Shape how planning happens by getting involved

What is a formal consultation period for planning schemes?

In Queensland, councils are required to review their planning schemes every 10 years and make amendments to ensure the scheme supports sustainable growth while protecting the lifestyle and character of the area.

Formal consultation is legislatively required during this period, giving communities an opportunity to review proposed amendments and have their say before decisions are made.

Community input is a vital part of a planning scheme review.

Reviews give residents and businesses a structured opportunity to provide feedback on whether the planning scheme still reflects the local character, heritage protection and environmental values of our community.

Keep an eye out for upcoming consultations.

Register here to stay informed
getinvolved.livingstone.qld.gov.au

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