

Livingstone Shire Council

6/06/2025

Temporary Local Planning Instrument

Housing Supply & Affordability Measures

1. Short Title

- 1.1 This Temporary Local Planning Instrument (TLPI) may be cited as Temporary Local Planning Instrument 01/2025 – Housing Supply & Affordability Measures.

2. Purpose

- 2.1 This TLPI provides an interim response to an acute housing supply shortage that is occurring within the Livingstone Local Government Area.
- 2.2 This TLPI seeks to:
- (a) Improve housing affordability by increasing the supply of land suitable for development;
 - (b) Increase the supply of land in well located areas near to jobs, services and facilities;
 - (c) Ensure that the delivery of development infrastructure necessary to support new housing is coordinated with development;
 - (d) Facilitate the development of land for a mix of lot sizes and dwelling types.

3. Application

- 3.1 This TLPI applies to development that is a Material Change of Use, Reconfiguring a Lot and Building Work on land located within the following three (3) precincts:
- (a) Hidden Valley Precinct;
 - (b) Kinka Beach Precinct; and
 - (c) Emu Park West Precinct.
- 3.2 The three (3) precincts are identified in Appendix 1 – TLPI Precinct Maps.

4. Duration

- 4.1 This TLPI will have effect in accordance with section 23(6) of the *Planning Act 2016* for a period of two (2) years from the date of commencement. The date of commencement is 6th June 2025.

5. Interpretation

- 5.1 Where a term used in the TLPI is not defined, the term shall have the meaning assigned to it by –
- (a) the *Livingstone Shire Planning Scheme 2018*; or
 - (b) the *Planning Act 2016* where the term is not defined in the *Livingstone Shire Planning Scheme 2018*.
- 5.2 To the extent of any inconsistency between the *Livingstone Shire Planning Scheme 2018* and the TLPI or a planning scheme policy and the TLPI, the TLPI prevails.

6. Effect of this TLPI

- 6.1 For development stated in Section 3.1 of this TLPI, this TLPI suspends parts of the *Livingstone Shire Planning Scheme 2018* set out in Column 3 of Table 1 and also gives effect to the applicable TLPI provisions set out in Column 4 of Table 1.

Table 1 – Effect of TLPI

Column 1 Applicable Land	Column 2 Development Type	Column 3 Suspended Livingstone Shire Planning Scheme 2018 Provisions	Column 4 Applicable TLPI Provisions
Land shown in the TLPI Precinct Maps in Appendix 1 - TLPI Precinct Maps	Material Change of Use	Part 5, Section 5.4 - Categories of development assessment – Material change of use, sub section 5.4.4 – Other Category Zones, Table 5.4.4.2 – Emerging community zone & Table 5.4.4.4 – Rural zone.	Where identified on the TLPI Precinct Maps as Low density residential: Part 5, Section 5.4 – Categories of development assessment – Material change of use, sub section 5.4.6 – Residential category zones, Table 5.4.6.1 – Low density residential zone.
Land shown in the TLPI Precinct Maps in Appendix 1 - TLPI Precinct Maps	Reconfiguring a Lot	Part 5, Section 5.5 – Categories of development and assessment - Reconfiguring a Lot, Table 5.5.1 – Reconfiguring a lot, rows corresponding with Emerging community zone in the Zone column and rows corresponding with Rural zone in the Zone column.	Where identified on the TLPI Precinct Maps as Low density residential: Part 5, Section 5.5 - Categories of development and assessment - Reconfiguring a Lot, Table 5.5.1 – Reconfiguring a lot, rows corresponding with Low density residential zone in the Zone column.
		Part 5, Section 5.5 – Categories of development and assessment - Reconfiguring a Lot, Table 5.5.1 – Reconfiguring a lot,	Where identified on the TLPI Precinct Maps as Low density residential: Categories of development and assessment –

Column 1 Applicable Land	Column 2 Development Type	Column 3 Suspended Livingstone Shire Planning Scheme 2018 Provisions	Column 4 Applicable TLPI Provisions
		rows corresponding with Low density residential zone in the Zone column.	Reconfiguring a lot, are those shown in Table 2 – Categories of development and assessment – Reconfiguring a lot (TLPI).
		Part 9, Section 9.3.3 – Reconfiguring a lot Code, Table 9.3.3.4.2 – Minimum lots sizes and dimensions.	Where identified on the TLPI Precinct Maps as Low density residential: Minimum lot sizes and dimensions are those shown in Table 3 – Minimum lot sizes and dimensions (TLPI).
Land shown in the TLPI Precinct Maps in Appendix 1 - TLPI Precinct Maps	Building Work	Part 5, Section 5.6 – Categories of development and assessment - Building work, Table 5.6.1 – Building work, rows corresponding with Emerging community zone in the Zone column and rows corresponding with Rural zone in the Zone column.	Where identified on the TLPI Precinct Maps as Low density residential: Part 5, Section 5.6 - Categories of development and assessment – Building work, Table 5.6.1 – Building work, rows corresponding with Low density residential zone in the Zone column.
Land shown in the TLPI Precinct Maps in Appendix 1 – TLPI Precinct Maps	Any development that is categorised as Assessable Development by the Livingstone Shire Planning Scheme 2018 or this TLPI	Not applicable	Table 4 – Assessment benchmark for development

Table 2 – Categories of development and assessment – Reconfiguring a lot (TLPI)

Column 1 Applicable land	Column 3 Categories of development and assessment	Column 4 Assessment benchmarks for assessable development and requirements for accepted development
Land shown in the TLPI Precinct Maps in Appendix 1 - TLPI Precinct Maps	Code assessment If it does not create any number of additional lots.	Development codes: • Reconfiguring a lot code • Development works code
	Code assessment If: (a) it creates any number of additional lots; and (b) each proposed lot has an area of 450 square metres or greater.	Development codes: • Reconfiguring a lot code • Development works code

Table 3 – Minimum lot sizes and dimensions (TLPI)

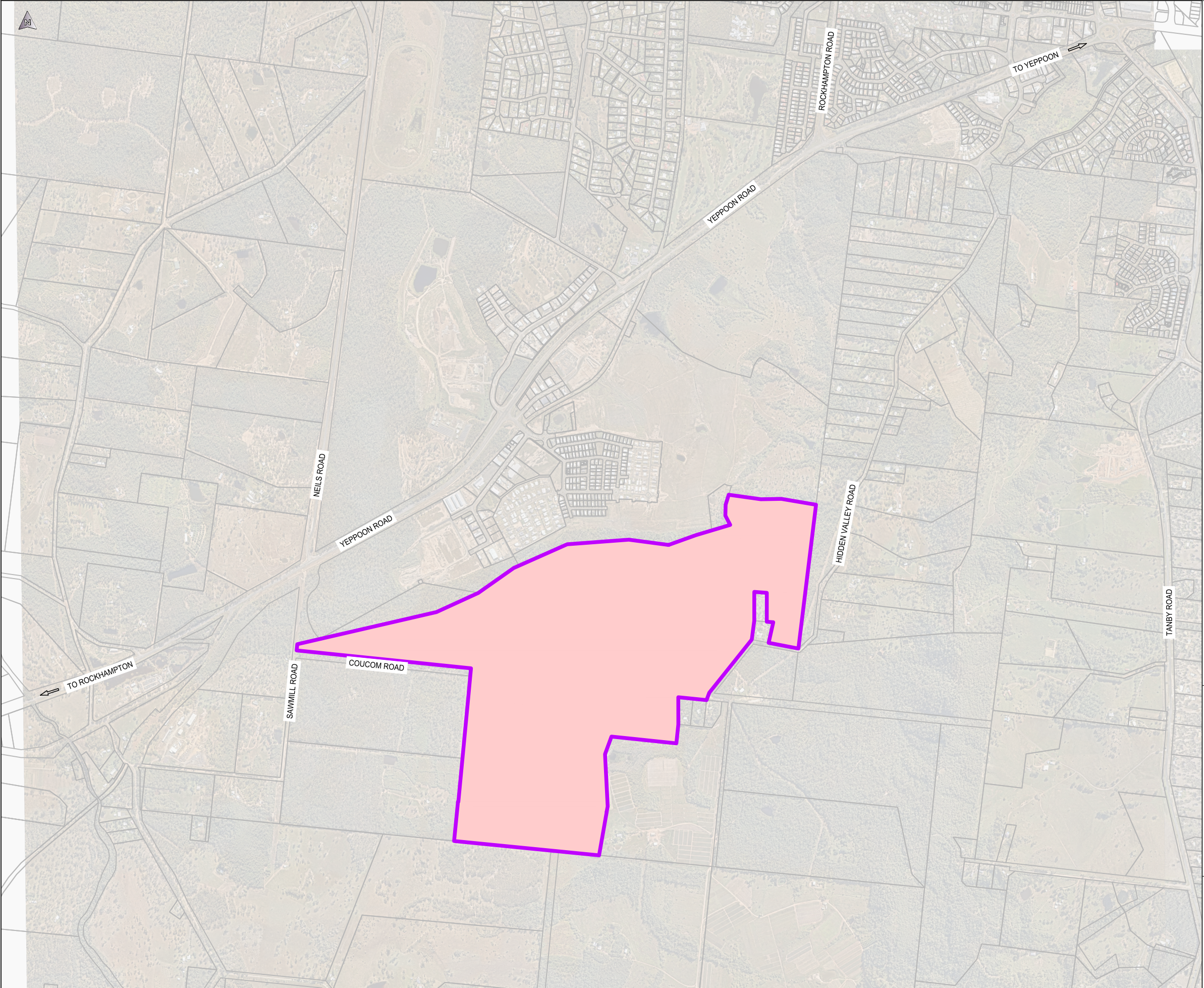
Column 1 Applicable Land	Column 2 Minimum lot area	Column 3 Minimum lot frontage and lot width
Land shown in the TLPI Precinct Maps in Appendix 1 - TLPI Precinct Maps	450 square metres	15 metres

Table 4 – Assessment benchmark for development infrastructure (TLPI)

Column 1	Column 2 Development type
Performance outcome 1	Development will provide for development infrastructure identified in the relevant plan/s in Appendix 2 – TLPI Infrastructure Plans. ¹

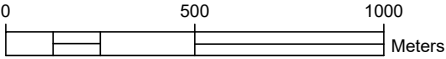
1 - Identified development infrastructure can include alternative development infrastructure which performs the same function as the identified development infrastructure and which is agreed by LSC as providing a better infrastructure outcome. The location of local recreation parks infrastructure has not been identified in the TLPI. Local parks will be identified by an applicant at the time of lot reconfiguration in accordance with the rates and desired standards of service stated in the *Livingstone Shire Planning Scheme 2018*.

Appendix 1 – TLPI Precinct Maps



LEGEND

- TLPI PRECINCT BOUNDARY
- LOW DENSITY RESIDENTIAL



PROJECTION: MAP GRID OF AUSTRALIA ZONE 56
HORIZONTAL DATUM: GEOCENTRIC DATUM OF AUSTRALIA 1994

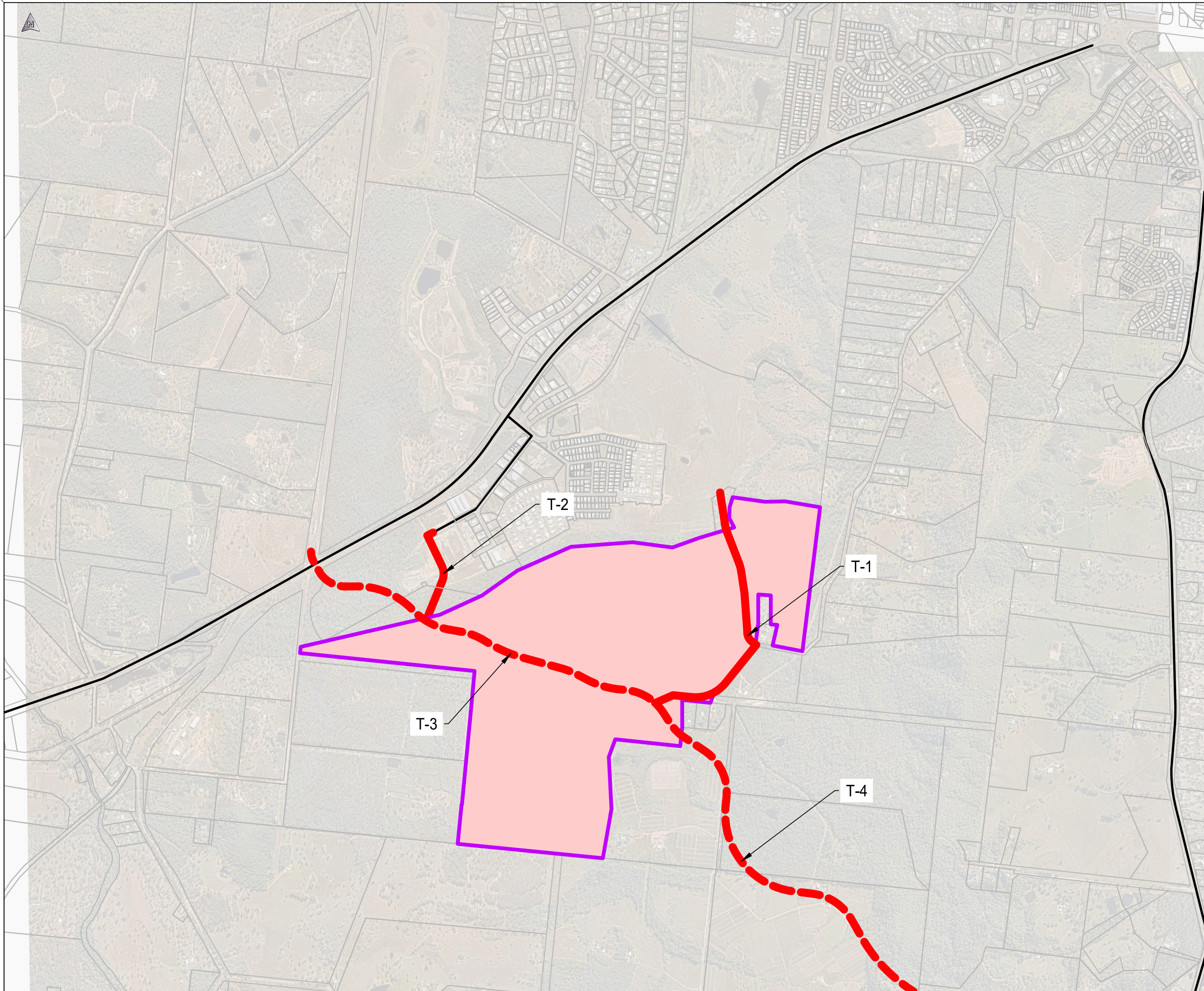
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TEMPORARY LOCAL PLANNING INSTRUMENT - HIDDEN VALLEY PRECINCT MAP

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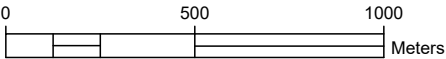
Appendix 1 – TLPI Infrastructure Plans



LEGEND

- TLPI PRECINCT BOUNDARY
- EXISTING ROAD
- FUTURE ROAD – ARTERIAL
- FUTURE ROAD – URBAN MAJOR COLLECTOR

Note that this plan shows Council's desired network. There are development approvals over part of the subject land and other land in the area currently under appeal. Some of the approvals do not necessarily reflect Council's desired network but may be subject to change.



PROJECTION: MAP GRID OF AUSTRALIA ZONE 56
HORIZONTAL DATUM: GEOCENTRIC DATUM OF AUSTRALIA 1994

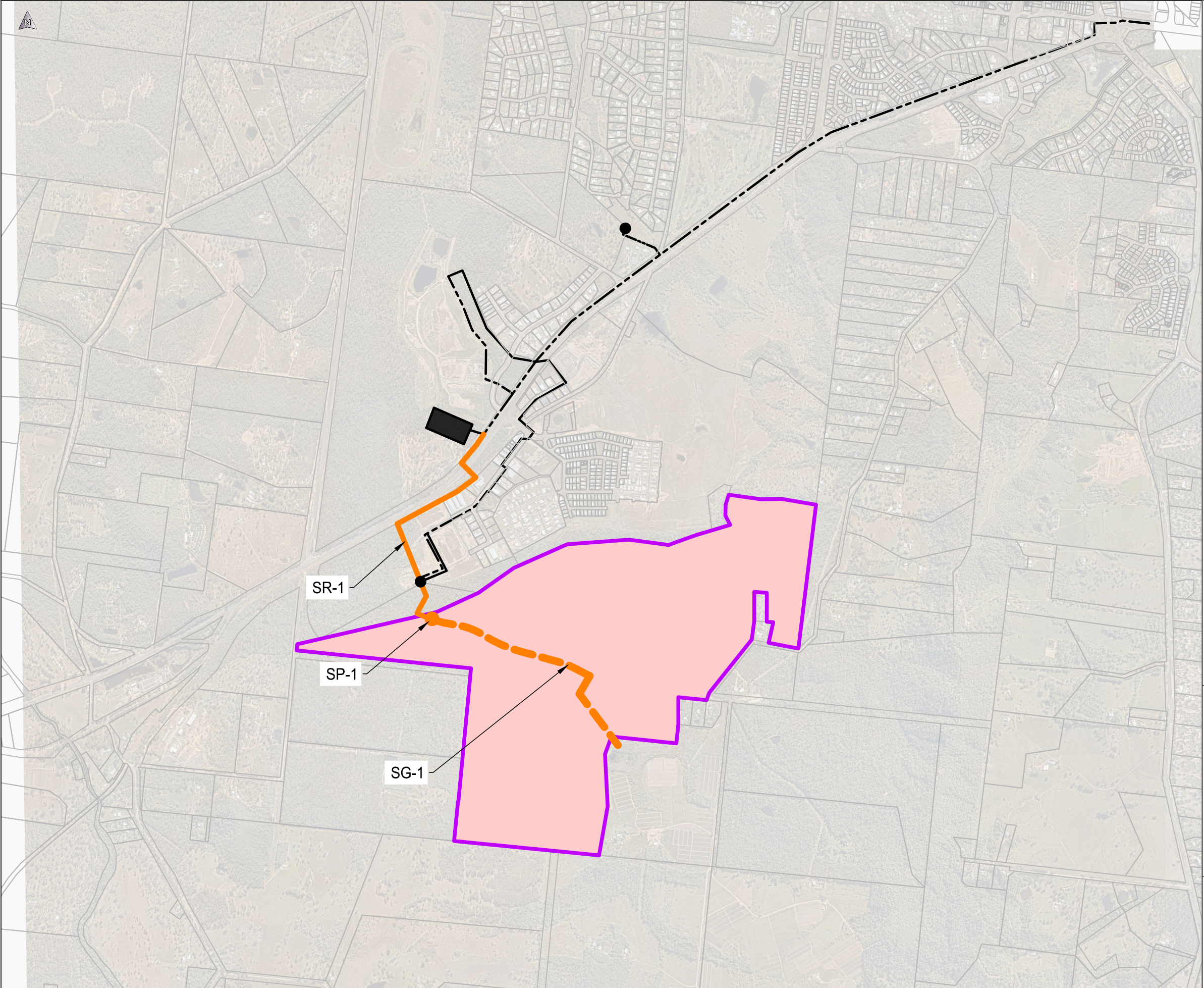
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TEMPORARY LOCAL PLANNING INSTRUMENT - HIDDEN VALLEY INFRASTRUCTURE MAP

DEVELOPMENT INFRASTRUCTURE - ROADS

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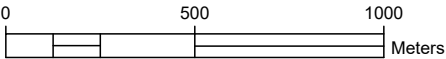




LEGEND

- TLPI PRECINCT BOUNDARY
- EXISTING SEWER – GRAVITY MAIN
- EXISTING SEWER – RISING MAIN
- EXISTING SEWER – PUMP STATION
- EXISTING SEWER – TREATMENT FACILITY
- FUTURE SEWER – GRAVITY MAIN
- FUTURE SEWER – RISING MAIN
- FUTURE SEWER – PUMP STATION

Note that this plan shows Council's desired network. There are development approvals over part of the subject land and other land in the area currently under appeal. Some of the approvals do not necessarily reflect Council's desired network but may be subject to change.



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HORIZONTAL DATUM: GEOCENTRIC DATUM OF AUSTRALIA 1994

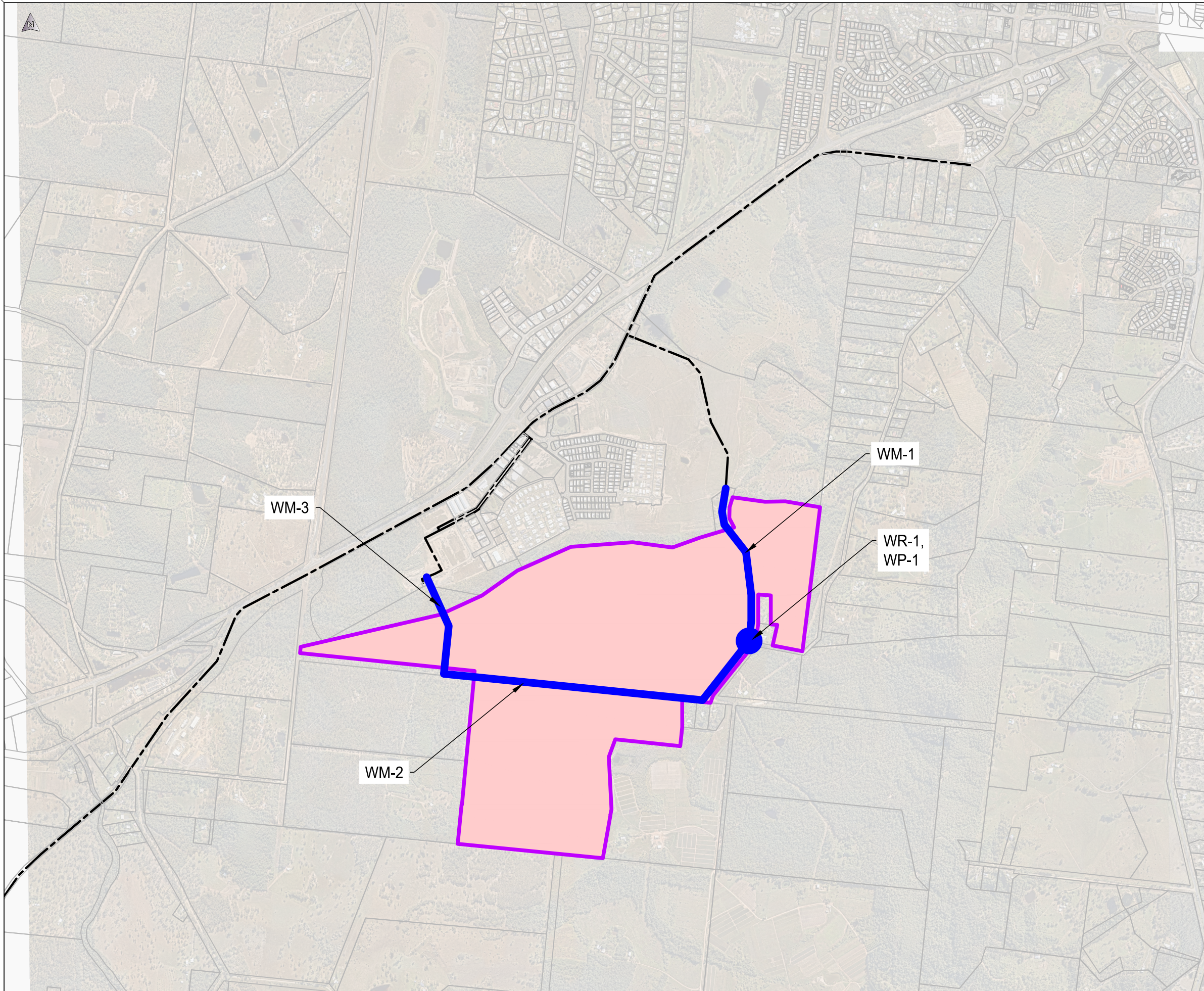
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TEMPORARY LOCAL PLANNING INSTRUMENT - HIDDEN VALLEY INFRASTRUCTURE MAP

DEVELOPMENT INFRASTRUCTURE - SEWER

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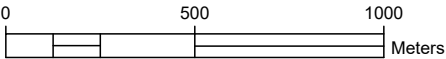




LEGEND

- TLPI PRECINCT BOUNDARY
- EXISTING WATER SUPPLY MAIN
- FUTURE WATER SUPPLY – MAIN
- FUTURE WATER SUPPLY – RESERVOIR

Note that this plan shows Council's desired network. There are development approvals over part of the subject land and other land in the area currently under appeal. Some of the approvals do not necessarily reflect Council's desired network but may be subject to change.



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HORIZONTAL DATUM: GEOCENTRIC DATUM OF AUSTRALIA 1994

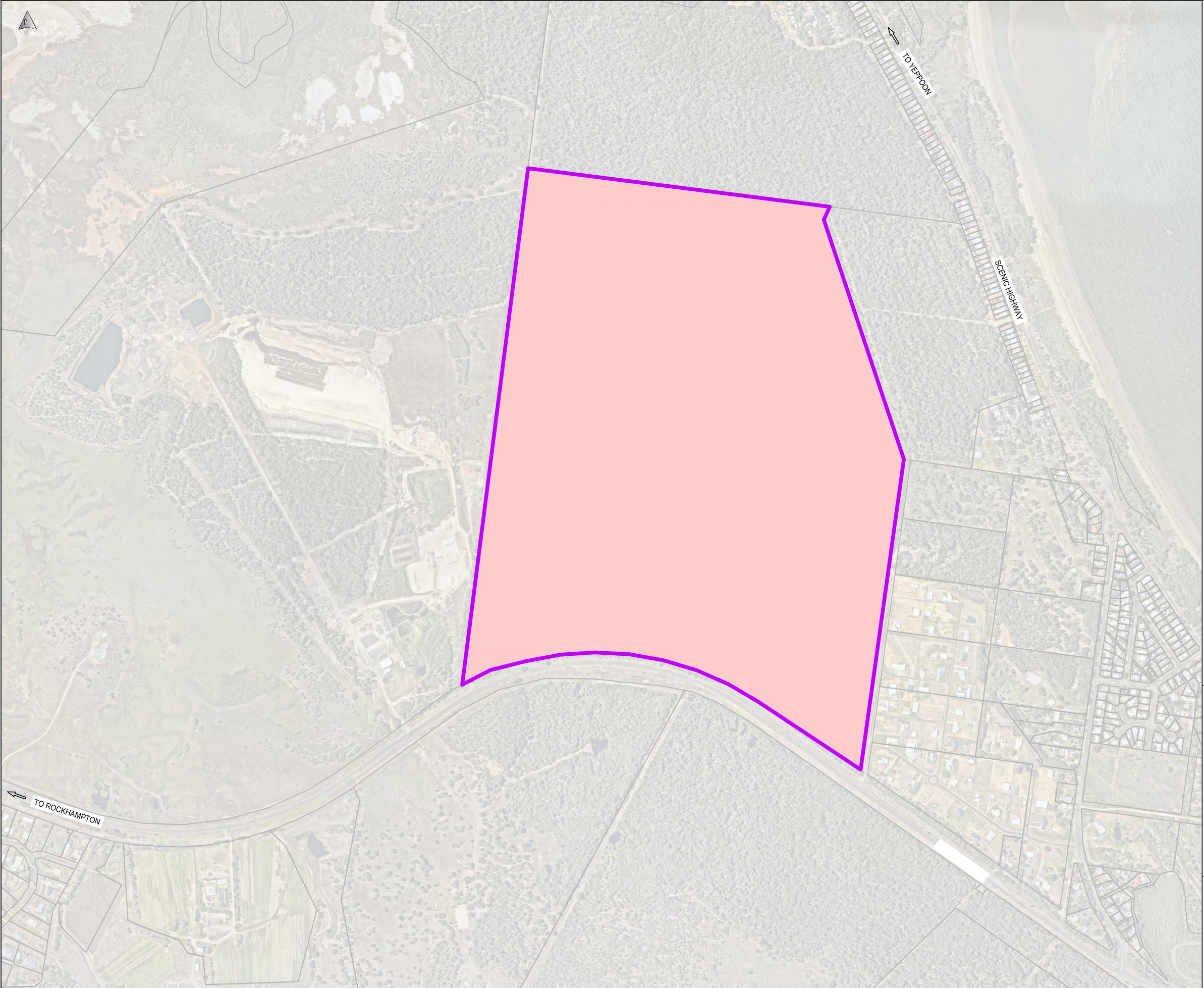
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DEVELOPMENT INFRASTRUCTURE - WATER SUPPLY

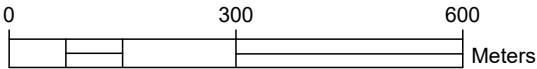
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LEGEND

-  TLPI PRECINCT BOUNDARY
-  LOW DENSITY RESIDENTIAL



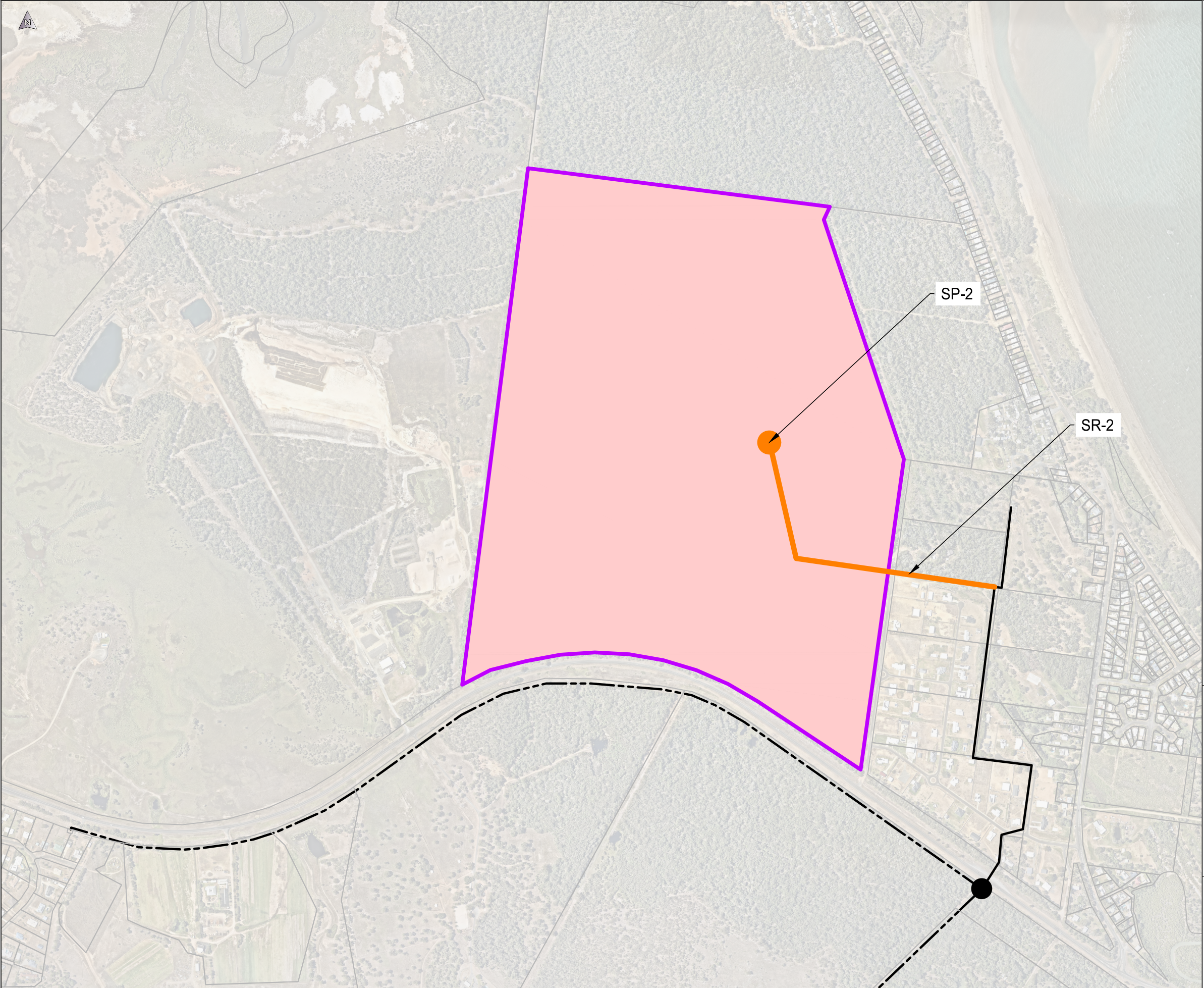
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TEMPORARY LOCAL PLANNING INSTRUMENT - KINKA BEACH PRECINCT MAP

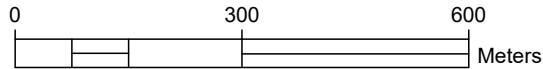
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- FUTURE SEWER – RISING MAIN
- FUTURE SEWER – PUMP STATION



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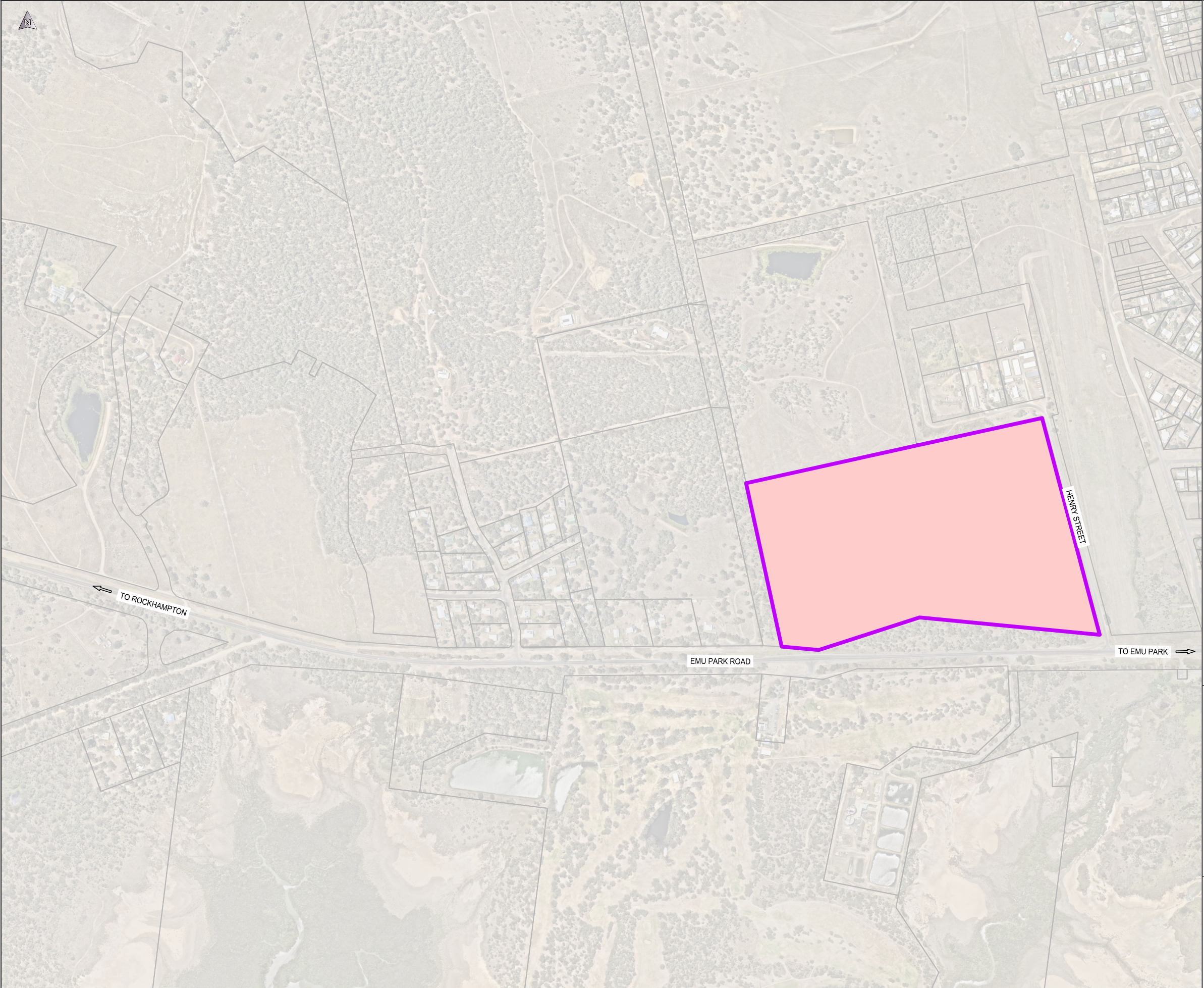
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TEMPORARY LOCAL PLANNING INSTRUMENT - KINKA BEACH INFRASTRUCTURE MAP

DEVELOPMENT INFRASTRUCTURE - SEWER

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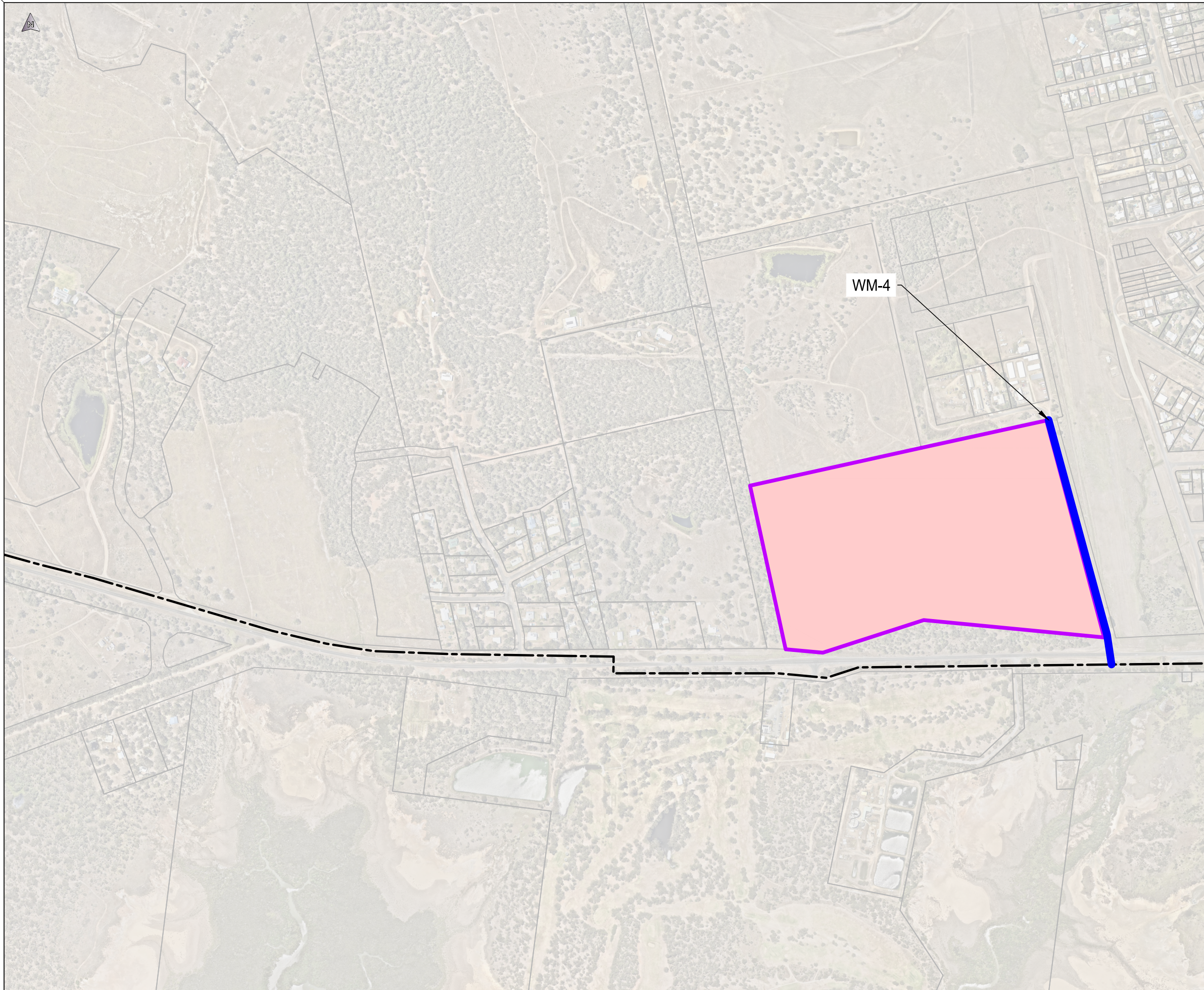
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TEMPORARY LOCAL PLANNING INSTRUMENT - EMU PARK WEST PRECINCT MAP

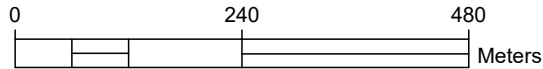
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LEGEND

- TLPI PRECINCT BOUNDARY
- EXISTING WATER SUPPLY MAIN
- FUTURE WATER SUPPLY – MAIN



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TEMPORARY LOCAL PLANNING INSTRUMENT - EMU PARK WEST INFRASTRUCTURE MAP

DEVELOPMENT INFRASTRUCTURE - WATER SUPPLY

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