

Redlands Planning Scheme

Fact Sheet



February 2012

Fact Sheet 24 – Emerging Urban Community Zone and Structure Plan Process Overview

What is the purpose of the Emerging Urban Community Zone (EUC)?

The Emerging Urban Community zone recognises areas of land located throughout the Redlands that are potentially suitable for future urban development within the life of the Redlands Planning Scheme. Currently these areas have not been fully investigated and may fully or partially contain areas of land unsuitable for urban development due to flooding and drainage, environmental, servicing or other constraints.

Prior to any urban development being allowed to take place within each area included within this zone, a detailed structure plan must be prepared. Until the Structure Plan is carried out, the range of uses that may be undertaken within the zone is very restricted.

Which areas of the Redlands are included in the Emerging Urban Community Zone?

The Redlands Planning Scheme currently contains three areas of land included in the Emerging Urban Community Zone. They are located at:

- Bunker Road, Victoria Point (structure plan being drafted);
- South West Point Lookout Township, North Stradbroke Island; and
- North Dunwich Township, North Stradbroke Island

What are Structure Plans and when will they be undertaken?

To ensure a coordinated and sustainable approach to the future planning of these areas, structure plans will be progressively prepared for each of the three areas included in the EUC zone. These plans will be coordinated and managed by Council in consultation with the community. In certain circumstances structure plans will also require the approval of the State Government Regional Planning Minister.

Currently, Council has completed the Structure Plans for South East Thornlands and Kinross Road, which have been incorporated into the planning scheme, and is currently undertaking structure planning for the Bunker Road area.

A Structure Plan is required to address the following elements:

- open space provision;
- pedestrian and cycle network;
- movement networks;
- community and social infrastructure needs;
- water and sewerage;
- broad land use types and densities;
- commercial and retail facilities;
- environmental protection and management;
- urban design outcomes;
- local employment needs.

Planning Scheme Policy 6 – Emerging Urban Community Structure Plans provides further information on what structure plans must address and how these plans will be managed and prepared.

Disclaimer -

This fact sheet is intended to help people gain an understanding of the Redlands Planning Scheme and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redlands Planning Scheme.

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