

Centre Zones

What are the Centre Zones?

The Redland City Plan contains six centre zones. They are:

- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone
- Specialised Centre Zone
- Neighbourhood Centre Zone

What Does Each Zone Mean?

Each centre zone includes areas intended for concentrations of retail, commercial, administrative, entertainment, cultural, community facilities and mixed use residential. They also provide the primary focus of economic activity and social and community interaction within the Redlands. Land within the centre zones is generally well serviced by public transport and pedestrian and cycle paths.

What Type of Development is Expected Within Each of the Centre Zones?

The **Principal Centre Zone** includes land at Capalaba and Cleveland. These areas serve catchments in the order of 50,000 people and accommodate the key concentrations of higher order retail, commercial, administrative, community and entertainment uses within the Redlands. These centres include major transport interchanges at central locations and are highly accessible by public transport, walking and cycling. They also contain the highest buildings and highest density of housing in the City.

The **Major Centre Zone** includes land at Victoria Point which primarily serves the communities of Victoria Point, Redland Bay, Thornlands and the

Southern Moreton Bay Islands. This centre is subordinate to the principal centres but also contains a mixture of uses including residential development.

The **District Centre Zones** includes land at Alexandra Hills, Birkdale and Redland Bay. It provides for the commercial and retail needs of the surrounding catchments, which are in the order of 15,000 people. Development may include full line supermarkets, speciality stores, offices, dining, entertainment and community services.

The **Local Centre Zone** includes land located at Wellington Point, Mount Cotton and Victoria Point on the mainland. The catchments for Mount Cotton and Victoria Point are in the order of 5,000 people, while the catchment for Wellington Point is in the order of 10,000 people. On the mainland, full-line supermarkets and other large retail uses are not consistent with the intended role and function of these centres.

On North Stradbroke Island and the Southern Moreton bay Islands, local centres are located in Dunwich, Point Lookout, Russell Island, Macleay Island and Lamb Island. Development in the zone provides services and convenience shopping needs for the island community and tourists.

The **Specialised Centre Zone**, focused on the Cleveland Hospital site, accommodates hospitals and major healthcare operations. The zone also provides for a range of medical, research and technology activities, as well as accommodation and residential care activities that are subordinate to hospital operations.

The **Neighbourhood Centre Zone** provides for a range of convenience retail to meet the day-to-day needs of residents in the immediate walkable neighbourhood. They do not compromise higher order centres and are interspersed throughout the City.

Disclaimer This fact sheet is intended to help people gain an understanding of the Redland City Plan and is a GUIDE ONLY. The content of this fact sheet is not intended to replace the provisions of the Redland City Plan.

