

Redland City Plan Overview

The *Redland City Plan* was adopted by Council on 6 July 2018 and came into effect on 8 October 2018.

What is the purpose of the Redland City Plan?

The Redland City Plan sets out Council's plan for the future direction of Redland City until 2041. The planning scheme is main tool guiding Council in its everyday land use decision-making, balancing competing interests between the built and natural environment, State Government requirements, community needs and expectations, cultural significance and economic sustainability. It is a statutory document which guides Council on land use and development - how land may be used, developed or protected.

What does the Redland City Plan regulate?

The planning scheme applies to the area of Redland City Council, including all premises, roads, internal waterways and local government tidal areas and interrelates with surrounding local government areas.

What are the categories of development / levels of assessment?

Categories of development under the Act include:

- Accepted development
- Assessable development
 - Code assessment
 - Impact assessment
- Prohibited development

Note: 'Impact inconsistent' development no longer exists in the Redland City Plan.

What is the Structure of the Redland City Plan?

Part 1 – About the Planning Scheme

Provides introductory information regarding the Redlands Planning Scheme.

Part 2 – State Planning Provisions

Details how the State Planning policies are facilitated within the planning scheme.

Part 3 – Strategic Framework

Strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area.

Part 4 – Local Government Infrastructure Plans (LGIP)

The LGIP seeks to integrate infrastructure planning with land use planning, provide transparency regarding provision of trunk infrastructure, estimate the cost of infrastructure provision to assist local government in its long-term financial planning, ensure that trunk infrastructure is planned and provided in an efficient and orderly manner, and provide a basis for the imposition of conditions about infrastructure on development approvals.

Part 5 – Table of Assessment

Tables in this part identify the category of development, and the category of assessment and assessment benchmarks for assessable development in the planning scheme area.

Part 6 – Zones

Zones organise the planning scheme area in a way that facilitates the location of preferred or acceptable land uses.

Part 7 – Local Plans

There are no local plans in the planning scheme at this time.

Part 8 – Overlays

Overlays identify areas that reflect state and local level interests, or have additional characteristics of interest.

Part 9 – Development Codes

Development codes are codes for assessment where identified as an applicable code in Part 5.

Part 10 – Other Plans

There are no other plans in the planning scheme at this time

Levels of Assessment

The tables of assessment in the zone and overlay codes establish the level of assessment for development.

In the Redland City Plan, development may be, in order from lowest to highest, accepted development, assessable development (code and impact assessment) and prohibited development.

Accepted Development

Accepted Development generally does not require a development approval and is not subject to assessment benchmarks. However, certain requirements may apply to some types of development for it to be accepted development.

Assessable Development

Assessable Development has two categories:

- Code assessable development, which is assessed against all the assessment benchmarks identified in the assessment benchmarks column, and any assessment benchmarks for the development identified in section 26 of the Regulation.
- Impact assessable development is to be assessed against the identified assessment benchmarks in the assessment benchmarks column, with regard to the whole of the planning scheme, to the extent relevant and is assessed against any assessment benchmarks for the development identified in section 30 of the Regulation.

Do overlays change the level of assessment?

Overlays only change the levels of assessment in a limited number of circumstances. This means that in most instances, if a development proposal is made accepted development in the relevant zone, it will not be made assessable against the relevant overlay code (even if it is in an overlay area).

Despite the above, the following overlays will change the level of assessment:

- The Coastal Protection (Erosion Prone Areas) Overlay
- Heritage Overlay
- Environmental Significance Overlay (for some operational work involving native vegetation clearing)
- Flood and Storm Tide Hazard Overlay (only where on land identified as 'drainage constrained')
- Waterway Corridors and Wetlands Overlay (for some operational work involving native vegetation clearing)

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.

