

# Zone Overview

## What are zones?

Zones describe the intended character of an area and are used to determine land uses that are generally consistent in that area.

The Redland City Plan has 21 zones and contains maps, tables of assessment and codes for each zone. The zone names are:

RESIDENTIAL ZONES
<ul style="list-style-type: none"> <li>• Low Density Residential: includes precincts LDR1 – LDR5</li> <li>• Low-Medium Density Residential: includes precincts LMDR1 and LMDR2</li> <li>• Medium Density Residential: includes precincts MDR1 – MDR9</li> <li>• Character Residential</li> <li>• Tourist Accommodation</li> </ul>
CENTRE ZONES
<ul style="list-style-type: none"> <li>• Principal Centre (Capalaba and Cleveland)</li> <li>• Major Centre (Victoria Point)</li> <li>• District Centre (Alexandra Hills, Birkdale, Redland Bay)</li> <li>• Local Centre</li> <li>• Neighbourhood Centre</li> <li>• Specialised Centre</li> </ul>
INDUSTRIAL ZONES
<ul style="list-style-type: none"> <li>• Mixed Use</li> <li>• Low Impact Industry</li> <li>• Medium Impact Industry</li> <li>• Waterfront and Marine Industry</li> </ul>
ENVIRONMENTAL ZONES
<ul style="list-style-type: none"> <li>• Conservation</li> <li>• Environmental Management</li> </ul>
OTHER ZONES
<ul style="list-style-type: none"> <li>• Rural</li> <li>• Emerging Community</li> <li>• Recreation and Open Space</li> <li>• Community Facilities: includes precincts CF1 – CF9</li> </ul>

## What are zone precincts?

A zone may:

- incorporate one or more precincts; or
- be made up of several precincts.

For example, the Low Density Residential Zone has the general zone area and five precincts, while there are nine precincts that make up the Community Facilities Zone.

Generally speaking, precincts:

- vary the types of development expected in the zone;
- vary the level of assessment for some types of development; and
- vary the assessment criteria for some types of development.

For instance, in the general Medium Density Residential Zone and precincts MDR 6 - 9, dual occupancies are accepted development, while in precincts MDR1 – 5, such development is impact assessable.

Labels on the zone maps show precincts, such as Community Facilities Zone – Precinct CF3 (educational establishments). These are shown on the zone maps with a blue outline.



Example of properties within precincts

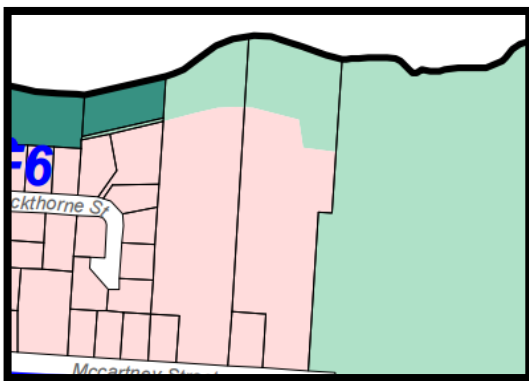
## How do you determine which zone applies to your land?

Refer to the zone maps to find out the zone for the property. Find the property on the map and the colour will identify the zone. Likewise, a label, such as CF3, and blue outline will show if the property is in a precinct

## What happens if there is more than one zone over your land?

A piece of land may have two or more zones, for example, the Low Density Residential and Recreation & Open Space.

Where the property has more than one zone, the category of development and assessment benchmarks for development is based on the zone in which the development is located.



**Example of properties with multiple zones**

## Determining the Categories of Development and Assessment Benchmarks

The categories of development and assessment benchmarks are listed in Part 5 – Tables of Assessment.

The tables can be used to determine whether an approval is needed and the relevant assessment criteria for the proposed development.

The categories of development are:

- accepted;
- accepted subject to requirements;
- code assessment; and
- impact assessment.

## How does Council assess development in zones?

Each zone has a zone code that outlines the relevant assessment benchmarks. This code, with any number of other codes listed in the table of assessment, will form the assessment criteria for the development.

Assessable development within the zone needs to meet outcomes in the zone code. To clarify, development that complies with:

- the performance or acceptable outcomes complies with the purpose and overall outcomes of the code; and
- the purpose and overall outcomes of the code complies with the code.