

# Environmental Zones

## What are the environmental zones?

In addition to its environmental overlays, the Redland City Plan protects identified areas of environmental value through a number of environmental zones. These are the:

- Conservation zone,
- Environmental management zone,
- Recreation and open space zone,
- Low density residential (precincts LDR1- large lot residential and LDR2 - park residential), and
- Rural zone.

## What does each zone mean?

The **conservation zone** is applied to publicly owned land<sup>1</sup> to provide for the protection of significant biological diversity and ecological functions. The zone primarily protects environmental values such as bushland, wetland, coastal or koala habitats, wildlife movement corridors and native vegetation. Low-key development of a scale and density that preserves and enhances environmental values is consistent with the zone.

The **environmental management zone** protects privately owned land with significant natural values while providing for dwelling houses on privately owned lots. The zone maintains and enhances environmental values such as bushland, wetland, coastal or koala habitats, wildlife movement corridors and native vegetation. Development is generally limited to a single dwelling house on a large lot or small scale activities that facilitate the management or conservation of the environmental values on or near the land.

The **recreation and open space zone** primarily provides for a range of sporting, recreation, leisure, cultural and educational activities and protects ecological, drainage and flood related functions.

The **low density residential zone precincts LDR1 and LDR2** are within zones that contain different overall outcomes to the overall outcomes of the low density residential zone code. The purpose of the precincts is listed below:

Precinct	Purpose	Previous Zone (under Redland Planning Scheme 2006)
LDR1	<ul style="list-style-type: none"> <li>• Retains very low density</li> <li>• Retains maximum habitat</li> <li>• Limited to dwelling houses</li> <li>• Minimum lot size is 2000m<sup>2</sup></li> </ul>	Rural non-urban zone
LDR2	<ul style="list-style-type: none"> <li>• Retains semi-rural, bushland character</li> <li>• Provides for a transition between urban and rural areas</li> <li>• Maximises habitat retention</li> <li>• Limited to dwelling houses</li> <li>• Minimum lot size is 6000m<sup>2</sup></li> </ul>	Park residential zone

<sup>1</sup> Except for the Southern Moreton Bay Islands.

The **rural zone** provides for a wide range of primary production activities while protecting natural resources and significant environmental and landscape values. This zone is primarily located outside the urban footprint and thus subdivision does not occur. All forms of development in this zone are expected to minimise impacts on the natural environment and maintain a connected network of habitat areas and corridors.

## What development is expected in these zones?

This section provides some examples of acceptable and non-acceptable uses within the environmental zones.<sup>2</sup> For particular uses, refer to the relevant zone in Part 5 of City Plan.

### Conservation Zone

Accepted Uses	Accepted Subject to Requirements
Landing, park, outstation, utility installation, community care centre, community use, environment facility, nature-based tourism, outdoor sport and recreation	Home based business

*Any other use not listed in this table requires a development approval.*

### Environmental Management Zone

Accepted Uses	Accepted Subject to Requirements
Dwelling house, landing, park, caretakers accommodation, dwelling unit, club, community care centre, community use, environment facility, food and drink outlet, nature based tourism, outdoor sport and recreation	Home based business

*Any other use not listed in this table requires a development approval.*

### Recreation and Open Space Zone

Accepted Uses	Accepted Subject to Requirements
Landing, park, telecommunications facility, major electricity infrastructure, substation, utility installation, caretaker's accommodation, community care centre, community use, environment facility, indoor sport and recreation, market, nature-based tourism, theatre, outdoor sport and recreation, club, food and drink outlet, tourist park	

*Any other use not listed in this table requires a development approval.*

<sup>2</sup> Some uses are accepted only where they meet specific criteria. Refer to the relevant table of assessment in City Plan.

## Low Density Residential Precinct LDR1 and LDR2 Zone

Accepted	Accepted Subject to	Development Application Required
Park, sales office, landing, substation, utility installation, telecommunications facility, dwelling house (LDR1 precinct only)	Dwelling house (LDR2 precinct only), home based business,	Dual occupancy, community care centre, community use

*Any other use not listed in this table requires a development approval.*

## Rural Zone

Accepted Uses	Accepted Subject to Requirements
Animal husbandry, environment facility, park, sales office, telecommunications facility, landing, major electricity infrastructure, substation, utility installation, cropping, animal keeping (if not a cattery or kennel), dwelling house, caretaker's accommodation, dwelling unit.	Home based business, roadside stall

*Any other use not listed in this table requires a development approval.*

## How does Council assess development in these zones?

The relevant zone code applies to assessable development and sets out 'Performance outcomes' and, where relevant, 'Acceptable solutions' that in combination, define the character of that zone. Development needs to demonstrate how it is able to achieve each of these performance outcomes. This is what Council will assess the development application against.

Development might also need to address overlays, where they are also mapped. For information on overlays refer to fact sheets:

[Fact Sheet – Environmental Significance Overlay](#)

[Fact Sheet – Hazards Overlays](#)

[Fact Sheet – Values Overlays](#)

[Fact Sheet – Resource Overlays](#)

**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.