

Southern Moreton Bay Islands (SMBI)

What City Plan zones are present on the SMBI?

Each property in Redland City is situated within a 'zone'. Zones describe the intended character of an area and are used to determine land uses that are generally consistent with that area. Sites on the SMBI are predominantly situated within the following zones:

- Character residential zone;
- Neighbourhood centre zone;
- Local centre zone;
- Environmental management zone; and
- Rural zone.

For more information on zones, [click here](#) to access the City Plan zones fact sheet.

What does each zone mean?

The **Character Residential Zone** provides land for development of low-key, detached dwelling houses on existing or combined lots. The zone encourages various detached housing styles and sizes and provides for a limited range of small scale non-residential uses. Reconfiguration (subdivision) is restricted unless it maintains or enlarges current lot sizes through amalgamations.

The **Rural Zone** provides for a range of primary production activities while protecting natural resources and significant environmental and landscape values. The zone caters for residential uses such as detached dwellings. Additionally, the zone provides for a range of non-residential uses.

The **Environmental Management Zone** seeks to protect land with significant natural values while providing for dwelling houses on privately owned lots.

The **Neighbourhood Centre Zone** provides for a range of businesses, services and facilities, such as convenience retail stores, to meet the day-to-day needs of residents in the immediate walkable neighbourhood. A range of retail, commercial and community uses can be established in this zone.

The **Local Centre** facilitates the provision of services and facilities to meet the needs of the island community and tourists. This includes small scale non-residential uses, such as convenience stores.

Are there similar zones in previous planning documents?

The residential zones use the naming conventions provided for in the former Queensland Planning Provisions. For example, the SMBI Residential Zone in the superseded Redlands Planning Scheme 2006 became the Character Residential Zone in the Redland City Plan 2018.

What other City Plan provisions may affect my property?

In addition to the zones, sites may be affected by overlays. An overlay is a layer within the City Plan that covers one or more parcels of land. An overlay identifies land that contains particular values or constraints. Overlays ensure these values are considered through the assessment process and that development is designed and located accordingly. If your property is affected by an overlay, a proposed development may require assessment against the applicable overlay code. There are twelve overlays in 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.

