

Fact sheet 3: Urban expansion

Redland City Council is seeking to ensure growth between now and 2041 will occur in a way that contains urban development within the designated urban area¹. The designated urban area as identified in City Plan is adequate to support projected population and dwelling growth to 2041 and beyond.

Since 2018, the State Government's Growth Monitoring Team have released annual Land Supply Development Monitoring (LSDM) reports. The LSDM reporting has repeatedly demonstrated that:

- Redlands Coast continues to have sufficient zoned land and redevelopment opportunities to accommodate the consolidation and expansion dwelling supply benchmarks of the regional plan (*ShapingSEQ*) to 2041 and beyond.
- The approval of new dwellings within the consolidation and expansion areas remains generally on track for Redlands to achieve dwelling supply benchmarks of the Shaping SEQ Regional Plan.
- The diversity of new dwelling approvals continues to improve.
- Average new lot sizes have reduced significantly over the 2011 to 2021 timeframe from approximately 700m² to just over 400m².

New communities are planned for and being provided in Southwest Victoria Point, Southern Redland Bay and Toondah Harbour Priority Development Area. These areas, as well as redevelopment within the existing urban area, will provide new housing supply for many years to come.

The intent of the Shaping SEQ Regional Plan and State Planning Policy, both statutory Queensland Government planning documents, is to ensure a more compact urban form is achieved over time. This is dependent, in part, upon an increasing quantum of development being located inside the consolidation² area and within the existing urban footprint area.

If the State Government disagrees with Council and believes an expansion of the urban footprint is required for residential lots in preparing the housing strategy, Council would encourage them to support any expansion with associated infrastructure and complementary employment areas. Expanding the urban footprint without providing the

¹ 'Urban area' is defined in section 1.7.3 of City Plan. It includes the following zones: low density residential zone, low-medium density residential zone, medium density residential zone, character residential zone, tourist accommodation zone, principal centre zone, major centre zone, district centre zone, local centre zone, neighbourhood centre zone, specialised Centre zone, low impact industry zone, medium impact industry zone, waterfront and marine industry zone, mixed use zone, emerging community zone, community facilities zone (if within the SEQ Regional Plan's urban footprint) and recreation and open space zone (if within the SEQ Regional Plan's urban footprint).

² [*ShapingSEQ*](#) defines consolidation as 'development occurring on land inside the existing urban area boundary. This was previously known as 'infill development' (p. 43).

necessary State infrastructure or employment areas would increase the pressure on already congested State roads and public transport.

If further supply is provided in expansion³ areas, it will limit the city's ability to achieve the consolidation dwelling supply benchmarks espoused in *ShapingSEQ*. This sentiment is reflected in the following passage from *ShapingSEQ*:

'The focus of regional planning in SEQ has been on changing the balance between outward expansion and urban consolidation to support more efficient use of existing infrastructure, better access to employment, services and a wider range of lifestyles, and reducing impacts on natural systems and assets' (p.20).

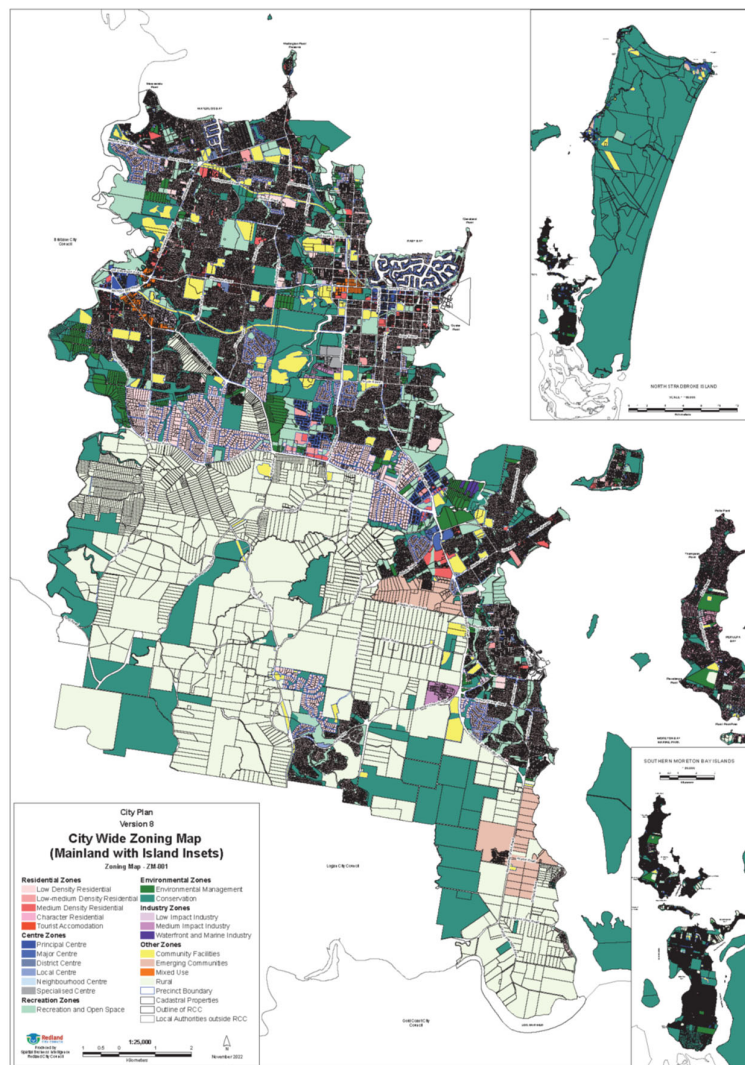


Figure: City Plan zoning maps available at [Redland City Plan documents](#) | [Redland City Council](#)

³ *ShapingSEQ* defines expansion as ‘development occurring on land outside the existing urban area boundary. This was previously known as ‘greenfield development’ (p. 43).