

Fact Sheet

Redland City Plan -

03/25 – Major Amendment – Non-Residential

The Redland City Plan (City Plan) is Council's planning scheme that provides the framework for managing development within the city, guiding growth and change in an orderly and coordinated manner. Council continually amends the City Plan to keep it consistent and relevant in response to changing community needs, legislation and other factors.

Council has prepared a major amendment to City Plan (03/25 – Major Amendment – Non-Residential), which is published in draft form for public consultation. The public consultation period will run from 2 to the 29 March 2026.

The amendment has been prepared under the *Planning Act 2016* and the *Ministers Guidelines and Rules – version 3*. This fact sheet outlines the proposed changes that form part of this amendment. Following public consultation, changes to the amendment may be made in response to submissions. If the amendment is subsequently approved by the State Government and adopted by Council, it will become part of a new version of City Plan.

What amendments are included?

The amendment contains 13 proposed policy changes and nine site specific zone and overlay map changes. Details about the changes are provided below.

Further comprehensive details of each amendment item, including how it will be incorporated into City Plan are available on Council's Major Amendments to City Plan Your Say webpage.

Policy amendments

1. Self-contained camping sites on private property

This amendment proposes to allow property owners within the rural and environmental management zones to diversify the use of their land, for the purpose of establishing self-contained recreational vehicle (RV) sites. Such use would be subject to criteria that include, but are not limited to, applicable lot sizes, minimum stay duration, the prohibition of guest facilities, and appropriate siting requirements. Council is currently exploring broader opportunities to expand RV and caravan camping activities on the Redlands Coast, with this amendment representing an initial step in that direction.

2. Craft breweries

This amendment aligns with the *Queensland Craft Beer Strategy*, which aims to support the independent craft brewing industry to develop its capability, access new markets and increase its economic contribution. To support the growth of this industry and reduce application processing times and costs, this amendment seeks to change the level of assessment of craft breweries from impact to code assessable development within the principal centre, major centre, district centre, local centre, low impact industry, tourist accommodation and mixed use zones, subject to criteria.

3. Driveway crossovers

This amendment proposes to include provisions within City Plan relating to additional driveway crossovers and the inclusion of assessment benchmarks to ensure driveways are designed and located to minimise impacts on streetscape, street trees and utilities.

4. Provisions relating to the creation of rear lots

The purpose of this amendment seeks to ensure that rear lot reconfiguration provides safe and convenient vehicle access and passing bays, maintains clear visibility, and ensures access ways or easements are wide enough to accommodate vehicles, pedestrians and necessary utilities. The changes are facilitated through the transport, servicing, access and parking code.

5. Provisions relating to amenity in the infrastructure works code

The purpose of this amendment is to seek to make changes to the infrastructure works code by adding an additional purpose statement. This is to ensure that infrastructure is designed to minimise adverse impacts on amenity.

6. Bicycle parking and end of trip facilities

The purpose of this amendment is to seek to include assessment benchmarks within the transport, servicing, access and parking code. The amendment seeks to facilitate the delivery of end of trip facilities, including secure bicycle parking, showers, changing rooms and lockers to meet user needs and encourage cycling. These benchmarks would apply to new development with a gross floor area greater than 500m² within the centre zone, industry zone, mixed use zone or tourist zone.

7. Illumination standards

The purpose of this amendment is to seek to update acceptable outcomes across multiple zones by replacing outdated illumination standards with the current Australian/New Zealand Standard 4282:2019 – Control of obtrusive effects of outdoor lighting.

8. Basements and flood immunity

This amendment seeks to address matters originally identified in the Queensland Flood Commission of Inquiry Final Report in relation to flood resilience. The amendment proposes updates to the flood and storm tide hazard overlay code to ensure that essential building services within a basement are suitably located and designed to remain operational during a flood.

9. Waterway corridors and wetlands overlay amendments

This amendment proposes to strengthen performance outcome PO8 of the waterway corridors and wetlands overlay code by removing discretionary wording and placing a clear obligation on development proponents to deliver revegetation outcomes.

10. Healthy waters code amendments

This amendment proposes to change performance outcome PO2 of the healthy waters overlay code to remove any inferred preference for the removal of artificial waterbodies within on-site stormwater management systems. The amendment establishes that artificial water bodies may be retained where it can be demonstrated that there is no risk to the natural environment or public safety.

11. Reconfiguring a lot in recreation and open space zone

The purpose of this amendment is to seek to increase the level of assessment for reconfiguring a lot in the recreation and open space zone from code assessable to impact assessable development unless where:

- a) being undertaken by Redland City Council or
- b) all land within the recreation and open space zone is contained within one single lot.

The changes would ensure proposals that include the creation of new lots within the recreation and open space zone are publicly notified, and consistent with the intent of the zone.

12. New neighbourhood centre precinct NC1: Colburn Avenue, Victoria Point

This amendment proposes creating a new precinct within the neighbourhood centre zone at 312 Colburn Avenue, Victoria Point (lot 1 on SP304179). The precinct is proposed to this property to recognise the constraints of the site, the limited lot size and the historical land uses, and is considered the most appropriate zone to reflect the current land uses.

13. District centre zone

This amendment proposes to strengthen the district centre zone code, by making associated updates within the landscape code and introducing a new administrative definition for 'active frontage' to remedy potential impacts caused by new development within the district centre zone including:

- a) vehicle and pedestrian access, safety and lighting
- b) carparking, traffic and amenity impacts on the surrounding road network
- c) neighbourhood and operating characteristics of the use.

Site specific zone and overlay map changes

ZC119 Ballow Street, Amity

This amendment proposes to remove the recreation and open space zone from the area beyond the coastal property boundary, due to coastal erosion impacts.

ZC226-34 & 40-46 Weippin Street, Cleveland

This amendment proposes a change of zone from environmental management to specialised centre to be consistent with the surrounding developed land.

ZC370-72 Bloomfield Street, 67-107 Middle Street, Cleveland and road reserve

This amendment proposes changes to the recreation and open space and principal centre zones to align with property boundaries and removal of zoning from road reserves. The change will align the zoning to current lot boundaries and access arrangements, which have changed over time.

ZC4242 Shore Street North, Cleveland

This amendment proposes the removal of the community facilities zone and the extension of the recreation and open space zone over the entire lot to align with current lot boundaries, following road closure and removal of redundant zoning (following the relocation of a lighthouse).

ZC5122 & 132-134 Sturgeon Street, Ormiston

This amendment proposes a change of zone from low density residential (including LDR1 precinct) to community facilities - precinct CF3. The amendment recognises a change of ownership of these sites, which are within isolated pockets of residential zoned land and adjoin the Ormiston College site.

ZC6312 Colburn Avenue, Victoria Point

This amendment proposes a change of zone from medium density residential to neighbourhood centre precinct NC1: Colburn Avenue, Victoria Point (refer to policy amendment item 12 above). It is proposed that the new zone will be applied to an area of unzoned land within the lot, which is a result of a past, permanent road closure and to reflect the current use of the site.

ZC727-39 Oasis Drive, Russell Island

This amendment proposes a change of zone from rural to recreation and open space, recognising its existing use as a recreation park and to reflect the agreement to use the lot for park purposes.

ZC816-46 Brindabella Circuit, Thornlands

This amendment proposes a change from conservation to part conservation and part recreation and open space to reflect the location of existing open space assets.

ZC961-73 Macarthur Street, Alexandra Hills

This amendment proposes to rezone part of the lot from conservation to community facilities – precinct CF6. The rezoned area is located outside of the environmental significance overlay mapping, contains existing buildings and is consistent with the site's current and historic land uses.

Process for adopting the amendment

The process for the preparation and adoption of this major amendment is set out in the 'Chief Executive Notice – Notice about the process for amending a planning scheme under section 18(3) of the *Planning Act 2016*' given by the Department of State Development, Infrastructure and Planning.

Public consultation on the amendment has now commenced. At the completion of this consultation period, Council will consider all submissions and prepare a consultation report. Changes to the amendment may be made in response to issues raised in submissions. If these changes result in a significantly different amendment, further public notification may be required.

Once all the submissions have been considered, Council will decide whether to proceed with the amendment and will give notice to the Planning Minister requesting approval to adopt the proposed amendment should it resolve to proceed. If approved, a commencement date will be set and the amended planning scheme will take effect.

For enquiries, please contact Council's City Planning & Assessment Group:

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Disclaimer: This fact sheet aims to provide a broad overview of the planning scheme amendment. It is intended to assist people to gain an understanding of the proposed changes and is a **guide only**. The content of this fact sheet is not intended to replace the provisions of the City Plan.