

Fact Sheet

Redland City Plan - 02/25 – Major Amendment – 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 (02/25 – Major Amendment – Residential) which is published in draft form for public consultation. The public consultation period will run from 2 March 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 the City Plan.

What amendments are included?

The amendment contains 13 proposed policy changes and two 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. Rooming accommodation

This proposed amendment supports small-scale rooming accommodation for up to three residents within the low density, low-medium density and medium density residential zones to be accepted subject to specific criteria being met. The amendment also proposes to introduce new code assessable provisions, making it easier to establish rooming accommodation for up to five residents. The amendment also seeks to include new assessment benchmarks within the relevant zone codes to guide the assessment of this use.

2. Orientation of buildings to the street

This amendment proposes to update the low density residential and character residential zone codes to provide a clear and consistent approach to new development, ensuring it is designed and located to positively contribute to the streetscape and protect the privacy and amenity of the adjoining residents. These outcomes would be achieved through a new purpose statement and assessment benchmarks in the relevant zone codes. This amendment would also ensure consistency across City Plan.

3. LDR3 provisions relating to building works

The purpose of this proposed amendment is to ensure that domestic outbuildings within the LDR3 – Point Lookout Residential precinct do not trigger code assessment unnecessarily. This outcome would be achieved by amending performance outcome PO16 and acceptable outcome AO16.1 to clearly state that domestic outbuildings are excluded from specific design outcomes including the provision of eaves.

4. LDR2 precinct provisions

The purpose of this proposed amendment is to strengthen and clarify the intent of purpose statement 3(b)(i) in the low density residential zone, by confirming that the transition in density applies not only between urban and rural land uses, but between all urban, rural, environmental and conservation zoned land.

5. Alternative provisions to QDC in the character and residential zone

The purpose of this proposed amendment is to address the unique setting of the character residential zone and the constraints often encountered when constructing new development, which are not considered under the existing provisions of the Queensland Development Code (QDC). The amendment introduces alternative performance outcomes for the purpose of the QDC to better respond to these site-specific challenges.

6. Assessment level for certain types of reconfiguration

The purpose of this proposed amendment is to reduce the levels of assessment for reconfiguring a lot from impact to code assessable in the tourist accommodation, character residential and rural zones, where the proposed reconfiguration only involves:

- rearranging the boundaries of a lot by registering a plan of subdivision under the *Land Act 1994* or *Land Title Act 1994* or
- creating an easement giving access to a lot from a constructed road.

The rationale behind this amendment is to reduce unnecessary delays and added costs where it is considered code assessment sufficiently reflects the level of complexity involved with these types of applications.

7. Frontage widths in the low density residential zone

This amendment seeks to ensure consistency across City Plan regarding minimum frontage width provisions. In error, existing provisions within the low density residential zone only refer to lot size and do not address frontage width. The amendment would introduce a minimum frontage of 10 metres, aligning with the low-medium density residential zone code.

8. Home-based businesses

This proposed amendment strengthens the assessment benchmarks for home-based businesses to better manage the impacts of industrial type home-based businesses, such as motor vehicle repair and transport depots. It would also ensure that goods and materials associated with the home-based business are not stored outside in the open.

9. Development near the revetment wall and tidal works in the low density residential zone – precinct LDR5: Canal and lakeside estates

The purpose of this proposed amendment is to update provisions within City Plan to ensure new development does not compromise the structural integrity of revetment walls within precinct LDR5 – canal and lakeside estates. The amendment also seeks to include changes to tables of assessment, elevating operational works for filling and excavation to code assessable development the low density residential zone code and Planning Scheme Policy 2 – Infrastructure works.

10. Rear lot size

This proposed amendment seeks to increase the minimum lot size for rear lots across the low-density residential zone to 600m² (excluding accessway). The rationale is to ensure an improved level of amenity for future residents and for the residents of adjoining lots surrounding the site.

11. Secondary dwellings

This proposed amendment addresses unintended amenity impacts associated with secondary dwellings following changes introduced by the State Government in 2022. These changes allowed secondary dwellings to be occupied by unrelated individuals or separate households.

The proposed amendments make secondary dwellings accepted development subject to requirements, across multiple zones and introduces a new secondary dwelling use code to manage potential impacts.

Currently, Council manages the potential impacts of secondary dwellings through provisions in the Amenity and Aesthetics Policy and Guidelines. If the proposed amendment is adopted, these provisions will be removed from the policy and guidelines when this commences.

12. Changes to low density residential LDR5 and dual occupancies and dwellings on corner lots in the low density residential zone

This proposed amendment implements changes across the low density residential zone to improve clarity and consistency in City Plan, support housing diversity and affordability and to meet community expectations. Changes include:

- **Low Density Residential - LDR5 canal and lakeside estates:** Change the assessment provisions within the low density residential zone code affecting development at Raby Bay, Cleveland, Sovereign Waters, Wellington Point and Aquatic Paradise, Birkdale by:
 - Specifying a minimum lot size of 600m² and minimum frontage of 15m.
 - Limiting dual occupancy development to sites with a 30m frontage and 1000m² site area.
 - Requiring dual occupancy development to achieve a unique façade design (not mirror image).
 - Requiring that where existing lot dimensions do not allow for a 15m road frontage after subdivision, vehicle access to newly created lots is via a single driveway.
 - Setting a minimum canal frontage width of 15m to allow safe and efficient mooring and manoeuvring of vessels.
- **Low Density Residential - LDR3 Point Lookout:** Amend the table of assessment and overall outcomes to confirm that dual occupancy development is accepted subject to requirements, on lots with a minimum site area of 800m² and a minimum frontage of 20m.
- **Dual occupancies and dwellings in the low density residential zone (where not in a precinct) and those on corner lots.** Implement changes that:
 - Introduce new lot size provisions in the table of assessment and purpose statement to identify that dual occupancy development is accepted subject to requirements, where dwelling density does not exceed 1 dwelling per 350m², or 1 dwelling per 300m² where on a corner lot; and provide a frontage of 15m, or 10m for a corner lot.
 - Amend the purpose of the low density residential zone code to specify that corner lots may be reduced to 300m² and dual occupancy development is not to exceed one dwelling per 350m² of site area.
 - Include a new administrative definition for 'a corner lot'.

13. Dwellings in the medium density zone and residential density in the emerging community zone

This proposed amendment sets clear guidance for future density provisions to meet the growing demand for housing by ensuring the provisions contained within City Plan effectively and efficiently support housing growth in the medium density and emerging community zone. Changes include:

- **Dwellings in the medium density residential zone:** Elevate level of assessment of dwelling house to code assessment in the medium density residential zone precincts 6-9, where the lot size is more than 600m² and amend the purpose statement in the zone code to reflect this change.
- **Increase housing density in the emerging community zone:** Increase housing density targets in the emerging community zone from 12-15 dwellings per hectare to at least 25 dwellings per hectare.

Site specific zone and overlay map changes

ZC1 163 Bay Street, Cleveland

This amendment proposes a change of zone from environmental management to low density residential as the lot is not considered to contain significant environmental values that would warrant retention of the environmental management zone.

ZC214 Willowie Crescent, Capalaba

This amendment proposes a change of zone from community facilities CF6 to low density residential as the community facility zone is no longer relevant to the site.

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.