

Fact sheet 1: Minimum lot sizes

Strategy considerations

The housing strategy being prepared by the Queensland Government may consider minimum lot sizes within residential zones across Redlands Coast and identify and recommend potential amendments to City Plan.

Council expects that in considering minimum lot sizes, the planning minister will employ a nuanced approach that considers the contextual appropriateness of such changes and community views and expectations.

If smaller lot sizes are contemplated, Council's position is that this should only be considered if a review of the Queensland Development Code (QDC) occurs. Key parts of the QDC (Mandatory Parts 1.1, 1.2 and 1.3) were last updated in 2010.

Given the significant changes that have occurred since this time, including that average lot sizes on the Redlands Coast have reduced from approximately 700m² to just over 400m² between 2011 - 2021 (see figure 1 below), it would be entirely appropriate for the State government to review and update the QDC to ensure it remains contemporary, fit-for-purpose and delivers design outcomes acceptable to the community.

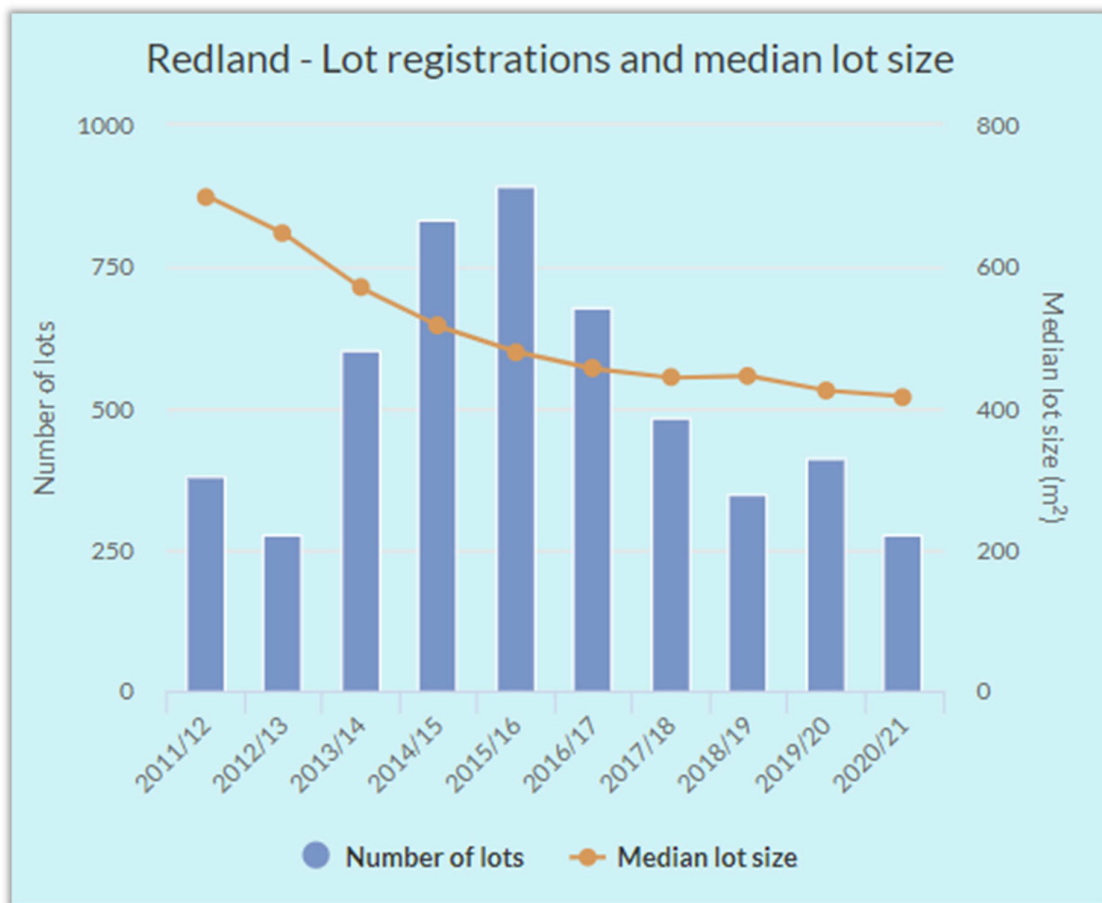


Figure 1: Changes to the number of lot registrations and median lot size for the period 2011-2021

Neighbourhood character

To ensure neighbourhood character is preserved, the Redland City Plan seeks to achieve a minimum lot size of 400m² in the low-density residential zone unless the density is consistent with the density and character of the surrounding established neighbourhood.

This provision should be maintained to ensure the amenity of these established residential suburbs is retained and protected.



Submissions on draft City Plan and community feedback

The 400m² minimum lot size was strongly supported by the Redlands Coast community when the draft City Plan was released for public consultation in 2015. Council received 5,347 properly made submissions during the consultation period.

In considering the feedback received from the community, Council sought to strengthen provisions in the City Plan by referencing the minimum lot size in the overall and performance outcomes of the low-density residential and low-medium-density residential zone. This action was taken to provide additional certainty to both industry and the community.

Community surveys since have further reinforced the importance of maintaining minimum lot sizes within existing suburbs.

Existing opportunities around activity centres and transport nodes

Existing opportunities for multiple dwelling development are predominantly in and around key activity centres and public transport nodes. At present, Council is seeking to finalise an amendment to improve urban design outcomes and community acceptance of this increasingly important housing form.

No changes are expected regarding the spatial extent of the medium-density residential zone as an outcome of the state-led housing strategy.

Similarly, any possible changes to the current minimum lot sizes in the MDR zone must be carefully considered to ensure that well-designed multiple-dwelling housing products can be delivered on this land.

Southern Moretown Bay Islands

Council does not support further subdivisions in the character residential zone located on the Southern Moreton Bay Islands (SMBIs). Across the SMBIs, there is a significant supply (~6,500) of vacant character residential zoned lots.

Without a reticulated wastewater system, further subdivision of existing small unsewered lots on Southern Moreton Bay Islands is not appropriate.

Lot size diversity

Greater diversity in lot sizes and housing products could be considered in new and emerging urban communities once land use planning investigations and community consultation exercises have been completed.

A greater mix of lot sizes and diversity in housing product could be accommodated within the State designated Priority Growth Area in Southern Redland Bay, where up to 7,500 new dwellings are expected to be delivered.