

Consultation Report

Redland Housing Strategy **Round 2 engagement**

Department of Housing, Local Government, Planning and Public Works

April 2024

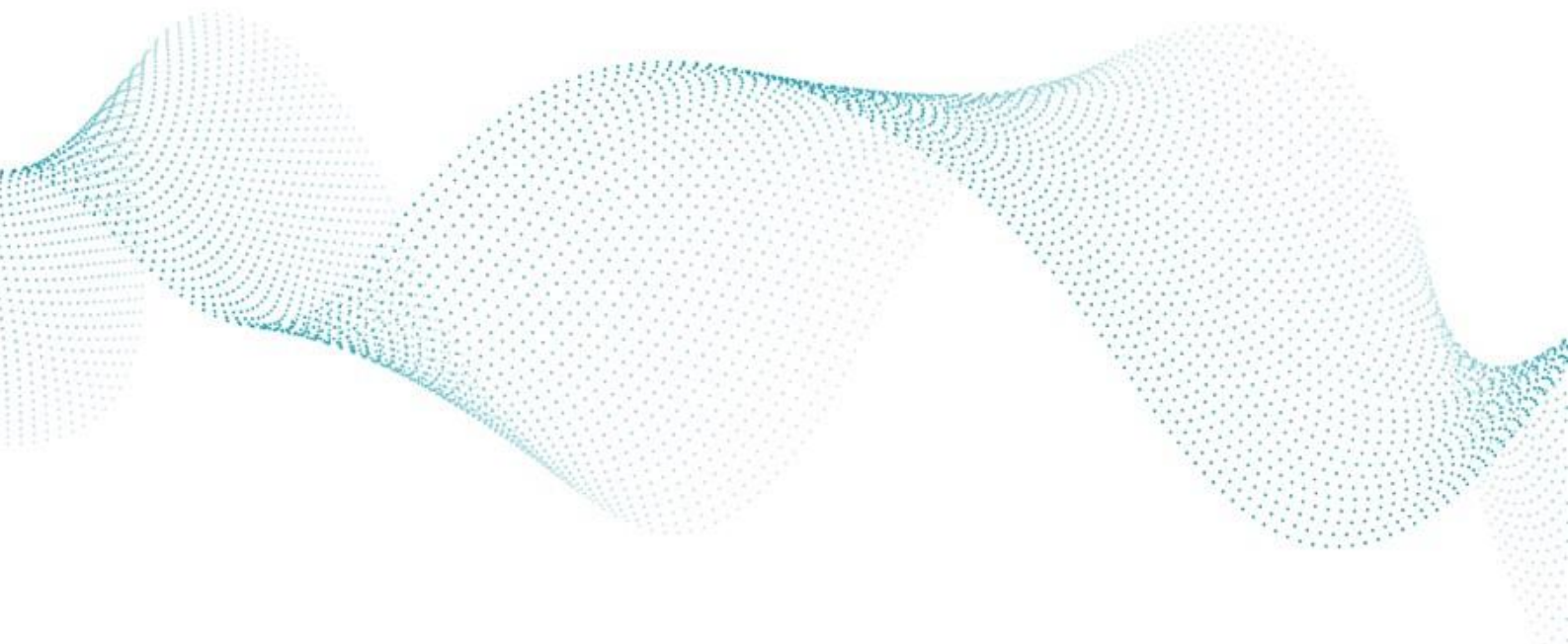


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Appendix

Appendix 1 – Survey questionnaire

Executive Summary

The Queensland Government is preparing the Redland Housing Strategy (the Strategy) to ensure everyone in the Redland area has access to the type of housing they need, now and in the future. The population of the Redland area is not only growing, it's also evolving. On average, residents are getting older, there are more one parent families and the number of people living in each household is reducing. Currently 85% of dwellings in the Redland area have three bedrooms or more. This makes it challenging for those who want or need something smaller, to find a place to live.

Through two phases of engagement held during 2023, the Queensland Government consulted stakeholders and the Redland community to inform the preparation of the Strategy.

Stakeholder input from the initial consultation informed the drafting process of the Strategy (refer to *Round 1 Consultation Report – Redland Housing Strategy*) which was then presented to the community during a second round of consultation for feedback.


Round 1 consultation (29 May to 25 June 2023) sought early input to help develop the Strategy.

Round 2 consultation (16 October to 12 November 2023) gathered feedback on a draft Strategy.

The draft Strategy document was published on the project website and a comprehensive awareness campaign promoted opportunities for stakeholders and the community to have their say. Feedback on the draft Strategy was gathered through:


- online survey
- drop-in information sessions in the Redland local government area (LGA)
- ‘talk to a planner’ one-on-one sessions (online)
- detailed written submissions.

Interest in the draft Strategy was strong with more than 5,000 visits to the project website during the consultation period.



Awareness

- 42,210** reach for paid social media
- 325,593** impressions for paid social media
- 1,977** organic post impressions reach for paid social media
- 57** social media comments
- 4** media mentions



Participation

- 5,142** visits to the project website
- 258** survey responses submitted
- 41** attendees to information sessions
- 8** talk to a planner online sessions
- 211** opt-in project subscriptions
- 18** email submissions to the project inbox
- 175** pro forma emails to the project inbox

Round 2 consultation

Input from both rounds of consultation undertaken during 2023 indicated there is a desire for increased housing diversity in the Redland area. Round 2 consultation indicated the community agrees, on balance, that the draft Strategy will create more opportunities to rent and buy. Delivering greater diversity of housing stock, and provision of freehold townhouses were highlighted as the most favoured initiatives of the draft Strategy. Concerns remained about proposed reduction of lot sizing, development of infrastructure keeping pace with population growth and impacts on the environment.

There is an appetite for design innovation, with engagement revealing freehold townhouses, terrace style housing and tiny homes would be welcome additions to the fabric of Redland's built environment. The community is cautious about a reduction in the minimum lot size, particularly how this may impact existing low-density neighbourhoods. To support increased housing supply, the community is hopeful the government will consider integrating infrastructure planning with an emphasis on roads, public transport and access to medical facilities.

The draft Strategy proposed increased density around existing public transport and higher order activity centres at Cleveland and Capalaba, which was mostly well received and seen to provide more people with access to services and greater connectivity in Redland and beyond.

People who provided feedback felt strongly that additional housing should be supplied in a sustainable manner and be harmonious with Redland's famed natural environment. Redland residents enjoy a unique lifestyle and engagement participants were passionate about planning which incorporates residential connection to nature, expanding green spaces and ensuring public access and enjoyment of coastal areas.

There was an acknowledgement that some areas of Redland currently enjoy a 'village' like atmosphere which should be preserved, along with the area's agricultural history, and the First Nations connection to the Redland area.

Importantly, during both rounds 1 and 2 of consultation there was recognition among participants that housing should be developed to meet all household types, and that when delivered well, increased housing density and diversity will create more opportunities for people to buy and rent.

1. Introduction

In September 2022, the Deputy Premier announced the Queensland Government would develop a housing supply and diversity strategy for the Redland local government area (LGA), in lieu of the Redland City Council updating its existing housing strategy.

Development of the Redland Housing Strategy (the Strategy) seeks to ensure housing supply and diversity is available and can be delivered to meet the diverse needs of the current and future population of the Redland LGA. The Strategy is being prepared by the Growth Areas Team (GAT) within the Department of Housing, Local Government, Planning and Public Works (the department).

Engaging with the local Redland community and key stakeholders is vital to obtaining key insights and understanding the area's housing challenges and opportunities. A two-phased community and stakeholder consultation program has been undertaken by the department to provide opportunities for input and feedback into the development of the Strategy.

Round 1, held during May and June 2023, provided the opportunity for the Redland community and stakeholders to participate in the early-phase housing needs consultation, with feedback used to inform preparation of the draft Strategy.

Round 2 consultation was held in October and November 2023, to support the public release of the draft Strategy. A four-week consultation period provided the community and key stakeholders with a variety of opportunities to review the draft Strategy, and provide informed feedback used to help the department finalise the Strategy.

This report has been prepared to:

- provide a high-level summary of the initial round 1 housing needs consultation
- summarise engagement with First Nations group representatives
- outline the approach, timings and objectives of round 2 consultation
- summarise the awareness and communication activities undertaken to encourage participation in round 2 consultation
- outline the feedback received via round 2 consultation activities, including online survey, information session, talk to a planner sessions and email submissions
- summarise the overarching feedback themes by topic and stakeholder segment.

This report should be read in conjunction with the *Round 1 Consultation Report – Redland Housing Supply Strategy*, prepared in August 2023.

2. Overarching engagement approach

Engaging with the local Redland community and stakeholders is vital to obtaining key insights and understanding of the area’s housing challenges and opportunities.

A Stakeholder and Community Engagement Plan was prepared to support the development of the Strategy. The plan outlined two phases of engagement to help the community and stakeholders provide input and feedback into the development and finalisation of the Strategy:

- **Round 1 – Housing Needs consultation:** during this phase, the department sought feedback on the current state of housing in the Redland area and future housing aspirations, as well as barriers and opportunities for the development of future housing. This phase of engagement was live from Monday 29 May to Sunday 25 June 2023.
- **Round 2 – Draft Strategy consultation:** during this phase, the draft Strategy was publicly released and the focus shifted to gaining feedback on the proposals and recommendations within the draft Strategy. This second phase of engagement was open from Monday 16 October to Sunday 12 November 2023.

2.1. Methodology

The department is committed to the engagement principles of the International Association of Public Participation (IAP2) and the consultation process for both rounds of engagement was guided by best practice methodology as set out in the Queensland Government’s *Community Engagement Toolkit for Planning* (CETfP).

Based on CETfP guidelines, the project has the potential to have a modest impact on the whole community, noting the project is a strategy and not proposed amendments. As per the *Aligning community engagement to stakeholder impact levels* set out in the CETfP, the engagement program was at the level of Inform and Consult.

| | | INCREASING IMPACT ON THE DECISION | | | | |
|---------------------------|--|--|--|---|--|--|
| | | INFORM | CONSULT | INVOLVE | COLLABORATE | EMPOWER |
| PUBLIC PARTICIPATION GOAL | | To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions. | To obtain public feedback on analysis, alternatives and/or decisions. | To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered. | To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution. | To place final decision making in the hands of the public. |
| PROMISE TO THE PUBLIC | | We will keep you informed. | We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision. We will seek your feedback on drafts and proposals. | We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision. | We will work together with you to formulate solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible. | We will implement what you decide. |

Figure 1: Level of engagement for Round 2 consultation

Figure 1 sets out the goal and promise to the community for that level of engagement.

Consultation for the Redland Housing Strategy was designed to gather key insights and understanding of the area’s housing challenges and opportunities. The phased approach provided multiple opportunities for the community and stakeholders to provide input and two rounds of community awareness raising (refer to Section 3 for details) facilitating better-informed feedback and insights.

Consultation across both rounds was designed to seek the views and opinions of many segments of the Redland community. Figure 2 below provides an overview of community and stakeholders engaged.

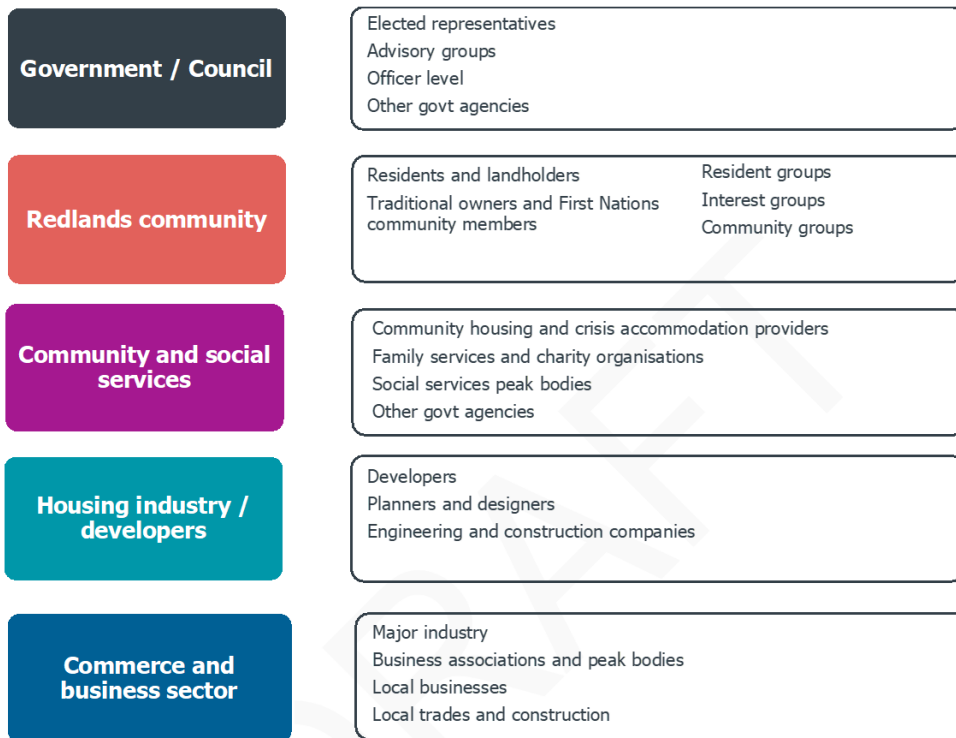


Figure 2: Overview of community and stakeholder groups engaged

Across the two consultation periods, tools and tactics used a combination of:

- broad reach engagement
- targeted stakeholder engagement
- deliberative engagement.

3. Overview of Round 1 – housing needs consultation

3.1. Summary of awareness and engagement activities

To help inform the development of the draft Strategy, the department invited stakeholders and the community to provide early input via a four-week consultation program held from 29 May to 25 June 2023 (round 1 consultation).

The community and stakeholders were offered several ways to provide input during round 1, including both face-to-face and online feedback channels. Overall, participation during round 1 led to:

- 756 visits to the project web page
- 236 survey responses received and four 'housing stories' shared
- 49 in-depth and deliberative conversations via focus groups
- 189 intercept conversations at Listening Post sessions
- Two stakeholder workshops
- 15 community and industry groups engaged
- 104 opt in subscriptions to project updates
- 75 emails to the project inbox (including stakeholder-led survey submissions).

In addition to the engagement, a variety of paid, owned and earned communication channels were utilised to maximise project and engagement awareness, achieving the following message reach:

- 132,031 reach for paid social media advertisements
- 3,491 social media click-throughs
- 14,316 video views
- 131 recipients received project e-news emails delivered
- 25 social media comments
- three media mentions.

3.2. Summary of key themes

Feedback from round 1 consultation activities indicated broad recognition among engagement participants that some people in the Redland area are struggling to find and/or afford housing and the consultation gathered firsthand accounts of people in current housing need. Many Redland residents and community advocates were passionate about ensuring everyone has access to housing.

The two most important factors when finding somewhere to live, for survey respondents were cost of living (i.e. affordability) and long term security. Younger survey respondents were somewhat concerned about their prospects of affording any type of accommodation in the Redland area in the future.

The top suburbs nominated by survey respondents during round 1 as needing more housing supply were Capalaba, Cleveland, Thornlands, Alexandra Hills and Birkdale. More

than 50% of round 1 survey respondents selected detached or semi-detached dual occupancy lots as the type of housing thought to be most needed. There was agreement some additional housing diversity is needed to make affordable housing options available.

Round 1 respondents demonstrated a desire to understand planned change, and there were requests for 'big-picture' planning for housing to be developed alongside transport, hospitals, schools and services. Additionally, the natural environment and maintaining the unique Redland lifestyle was highly valued by survey respondents.

The engagement revealed an opportunity for the Strategy to fulfill the housing aspirations of the Redland community by diversifying housing supply with consideration of important Redland values of lifestyle and environment, and with careful integration of planning for infrastructure.

4. First Nations engagement

As part of the development of the draft Strategy, the department has sought to actively engage with representatives from First Nations and Traditional Owner groups in the Redland area. In some instances, this engagement has been undertaken in partnership with other areas of government with related planning and housing initiatives underway. Feedback on the draft Strategy from a First Nations representative body was provided to the department via an email submission.

A summary of the engagement activities undertaken to date, along with key feedback themes, is outlined below.

Table 1: Summary of engagement activities undertaken with First Nations groups

| Date | Activity |
|-------------------|--|
| 8 August 2023 | GAT officers met with Elders from COOEE (Indigenous Family and Community Education Centre) |
| 20 September 2023 | First Nations Housing Forum (Organised by COOEE, with support from GAT). The aim of the forum was for government officers to listen to the concerns First Nations people within the local community have about housing availability in the Redland area. |
| 3 October 2023 | Joint meeting with Minjerribah Moorgumpin Elders-in-Council Aboriginal Corporation (MMEIC) This meeting was attended by department representatives from the Shaping SEQ, Infrastructure and GAT teams, and was supported by two First Nations engagement consultants. |

4.1. Summary of feedback received

Key feedback topics discussed during engagement activities undertaken with First Nations groups to inform the Strategy included:

Housing challenges

- Increasing poverty and visibly rising homelessness
- Poor housing security, including for social housing tenants
- Elders wish to purchase social housing where they have been long-term residents
- Lack of affordable housing options, particularly for younger people on limited incomes
- Lack of new residential housing stock in North Stradbroke, with most new homes being built for holiday purposes
- Long wait times (two years) for building and renovations works, particularly on the islands
- Rental properties unaffordable, with rent price not matching quality
- Discrimination affecting access to housing opportunities

- Difficulty in navigating the rental process (particularly for the less educated, young, inexperienced and elderly).

Policy considerations

- Housing is a fundamental right and more housing is needed for Quandamooka people on Country
- Need for culturally appropriate support to assist with accessing social housing services
- Complexity of First Nations people's life expectancy, family relationships and customs require consideration in planning for future housing
- Recognition that co-living housing models could potentially suit First Nations peoples
- Appreciation of importance of long-term planning, however a strong need for practical, short term solutions including transitional housing and associated support services
- Positive feedback on current relationship and communication between Elders and government departments, and desire for face-to-face engagement to continue.

Draft Strategy feedback

- Recognition of Quandamooka people's rights to housing in the Redland Housing Strategy should consider contextual strategic plans including *ShapingSEQ*, *Queensland Government Reconciliation Action Plan 2023–2025*, *Aboriginal and Torres Strait Islander Housing Action Plan 2019–2023* and *QYAC Strategic Plan 2022-2026*.
- Suggestion to provide more specific detail on delivery mechanisms for housing, including acknowledging the corporations managing native title/addressing housing needs for First Nations people in Redland
- Desire to include a population profile of First Nations people and native title maps in the Redland Housing Strategy
- Request to amend item 7.4 to detail improved housing outcomes and opportunities created by native title
- Request for inclusion of implementation action dedicated to Quandamooka people to:
 - develop a Quandamooka Housing Strategy
 - continue the existing temporary local planning action
 - remove housing barriers and address urgent housing needs on native title lands by identifying and progressing innovative planning mechanisms.

5. Consultation on the draft Strategy

A wide variety of tools and activities were used to both raise awareness of the consultation program, encourage participation in the engagement activities, and provide opportunities for the community and key stakeholders to review the draft Strategy and provide feedback, both online and in-person.

5.1. Summary of awareness activities and communication tools

An important objective of the overall engagement program was to raise awareness amongst the local community and key stakeholders that the department was developing a housing strategy. Communication activities for round 2 consultation focused on raising awareness of the release of the draft Strategy, key proposals, and opportunities for residents and stakeholders to provide feedback.

To build awareness about the draft Strategy and promote opportunities to provide input, a mix of communication tools were developed for application across a variety of channels. This included digital media, social media and traditional channels such as posters, banners and postcards.

A variety of paid, owned and earned communication channels were utilised to maximise project and engagement awareness, achieving the following message reach:

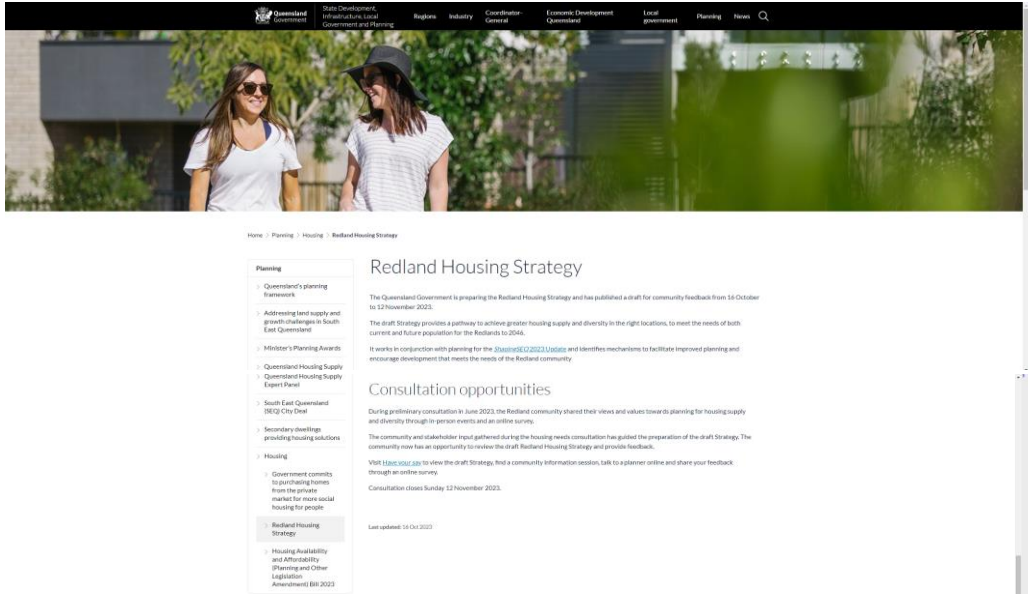
- 42,210 reach for paid social media
- 325,593 paid social media impressions
- 1,977 organic social media post impressions
- 144 project e-news emails delivered – with an average open rate of 16%
- 57 social media comments
- four media mentions.

Table 2: Summary of communication tools used in round 2 consultation

| Communication tool | Description |
|---------------------------|---|
| Department webpage | Overarching project information was updated and published on the department's corporate website. A link to the project website was provided for further information and to access feedback channels |

Communication tool

Description



Social media advertising and posts

Social media content was used to promote awareness of the release of the draft Strategy and encourage participation in the engagement channels.

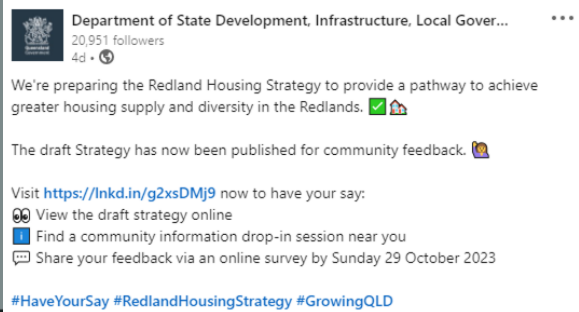
1. Consultation open
2. Information sessions
3. Consultation closing

A variety of Facebook, Instagram and LinkedIn paid ads and organic posts were used.

Both owned and paid media used a mix of advertisement types including single image, gifs and stories.



The draft Redland Housing Strategy provides a pathway to achieving greater housing supply and diversity in the Redlands, now and in the future.



Postcards

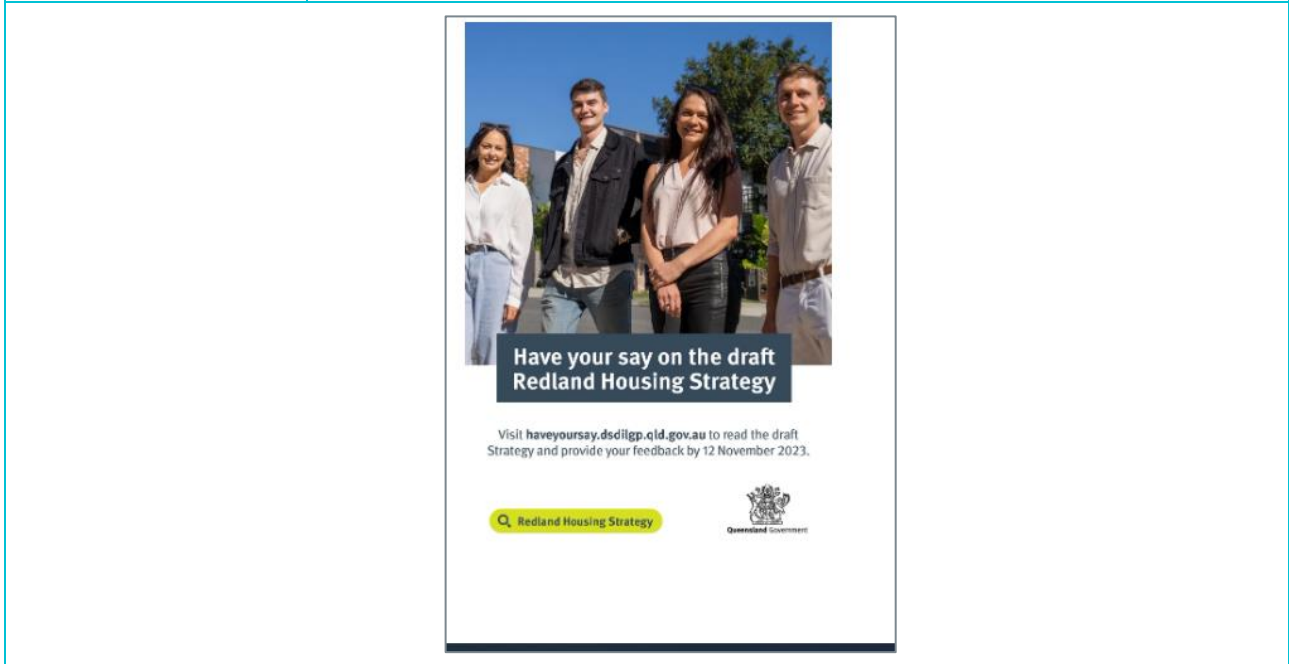
Hard copy postcards were distributed to MPs for distribution in their community, and were handed out at Information Session events. The postcards included a QR code to drive traffic to the project website for participation in the engagement activities.

| Communication tool | Description |
|-------------------------------------|--|
| | <div data-bbox="488 215 1152 315" style="background-color: #2c3e50; color: white; padding: 10px; display: flex; align-items: center;">  Redland Housing Strategy </div> <div data-bbox="539 367 740 465" style="margin-top: 20px;"> <p>The Queensland Government is preparing the Redland Housing Strategy.</p> </div> <div data-bbox="539 472 743 548" style="margin-top: 10px;"> <p>It will provide greater housing supply and diversity and meet the needs of the Redlands now and in the future.</p> </div> <div data-bbox="539 560 748 618" style="margin-top: 10px;"> <p>You are invited to view the draft Redland Housing Strategy and provide your feedback.</p> </div> <div data-bbox="799 315 1152 678" style="margin-top: 20px;">  </div> |
| <p>Indoor corflute signs</p> | <p>Indoor corflute signs were developed to provide an overview of the key strategy proposals at the 3 information sessions hosted in the Redland LGA.</p> |
| | <div style="display: flex; justify-content: space-around;"> <div data-bbox="379 808 807 1413" style="background-color: #2c3e50; color: white; padding: 20px; width: 45%;"> <div style="display: flex; align-items: center; margin-bottom: 20px;">  <div style="font-size: 24px; font-weight: bold; color: white;">The draft Redland Housing Strategy seeks to:</div> </div> <ul style="list-style-type: none"> <li style="margin-bottom: 10px;">» Deliver additional development through infill to support higher densities around Principal Activity Centres at Cleveland and Capalaba <li style="margin-bottom: 10px;">» Provide appropriate housing diversity by responding to local neighbourhood characteristics <li style="margin-bottom: 10px;">» Deliver additional age-appropriate dwellings to cater for the ageing population <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> Q Redland Housing Strategy  </div> </div> <div data-bbox="833 808 1260 1413" style="background-color: #2c3e50; color: white; padding: 20px; width: 45%;"> <div style="display: flex; align-items: center; margin-bottom: 20px;">  <div style="font-size: 24px; font-weight: bold; color: white;">The draft Redland Housing Strategy seeks to:</div> </div> <ul style="list-style-type: none"> <li style="margin-bottom: 10px;">» Support gentle density in low and low-medium density residential areas <li style="margin-bottom: 10px;">» Support housing diversity around key Redland employment and health areas <li style="margin-bottom: 10px;">» House the population and meet dwelling supply targets set out by the draft <i>ShapingSEQ</i> 2023 Update <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> Q Redland Housing Strategy  </div> </div> </div> |
| <p>Pull-up banners</p> | <p>Used at events, pull up banners were used to promote the project and engagement activities.</p> |

| Communication tool | Description |
|--------------------|-------------|
|--------------------|-------------|

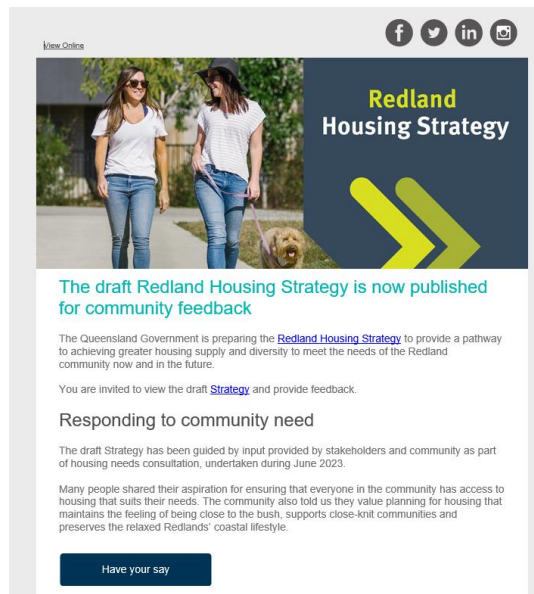


| | |
|----------------------------|---|
| Digital advertising | A digital advertisement was placed in Redland City News to extend reach to Redland audiences that may not use social media, promote awareness of the draft Strategy and drive participation in the community engagement channels. |
|----------------------------|---|

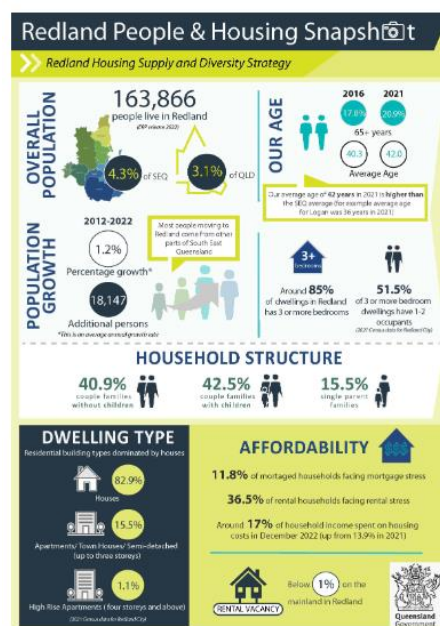


| | |
|----------------------|--|
| Direct emails | Three unique emails directly promoted the consultation with two stakeholder groups from the round 1 consultation, as well as the general audience who opted into project updates in round 1. |
|----------------------|--|

| Communication tool | Description |
|--------------------|---|
| | An additional email was developed by the department and sent to stakeholder groups where participant representation was considered low. |



| | |
|-----------------------------|--|
| Infographic snapshot | To help community and stakeholders better understand housing challenges and opportunities and to prompt discussion, a snapshot of demographics and housing stock was presented visually. |
|-----------------------------|--|



5.2. Summary of engagement activities and feedback tools

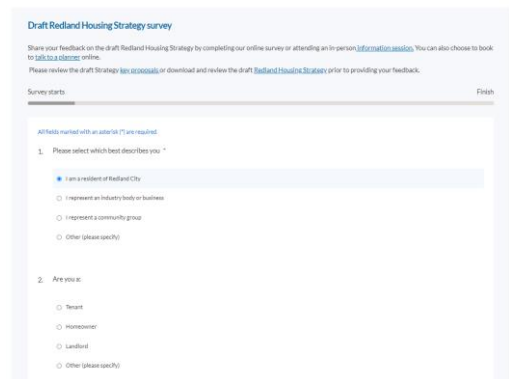
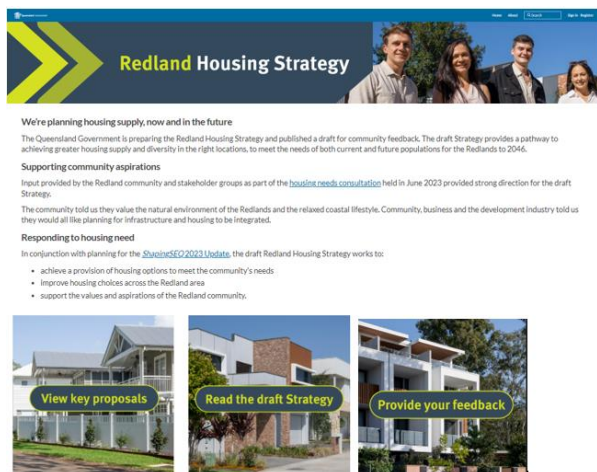
The community and stakeholders were offered several ways to provide input, depending on needs and preferences. This included both online and face-to-face feedback channels as summarised in the table below.



During the four week consultation period, community and stakeholders engaged with the project to varying degrees, depending on their level of interest. The list below summarises participation:

- 5,142 visits to the project web page
- 2,075 views/downloads of the draft Strategy document
- 258 survey responses received
- 41 attendees across three in-person information sessions
- 18 formal written submissions provided to the project email address, plus 175 pro forma emails
- 8 attendees at talk to a planner online sessions
- 211 opt-in subscriptions for project updates.

Table 3: Summary of engagement tools and activities used during round 2

| Tools and activities | Description |
|--------------------------------------|---|
| <p>Engagement HQ web page</p> | <p>A project web page was developed and published on the department’s engagement website: haveyoursay.dsdilgp.qld.gov.au</p> <p>The web page provided an overview of the purpose of the engagement and included the draft Strategy document for download, and FAQs.</p> <p>A separate web page was developed promoting the opportunity to book an online session to talk to a planner.</p> |
| <p>Online survey</p> | <p>A multi-page survey guided by skip and conditional logic was used to customise the survey journey for individuals and stakeholder groups.</p> |



| Tools and activities | Description | |
|---|--|---|
| <p>Drop-in Information Sessions</p> | <p>In-person drop in events were held in three mainland locations.</p> <p>Events were promoted in advance for people who prefer to give in-person feedback.</p> |  |
| <p>‘Talk to a planner’ online sessions</p> | <p>Interested community members had the opportunity to attend individual ‘Talk to a planner’ online sessions with representatives from the department for the duration of the consultation period.</p> |  |

6. Online survey results

This section of the report outlines the results of the online feedback survey, which was available for four weeks via the project have your say website. Refer to Appendix 1 for a copy of the survey questionnaire.

6.1. Survey participation

During the consultation period, a total of 258 online surveys were completed.

The survey included both quantitative and qualitative questions, with conditional and skip logic questions ensuring stakeholders responded to questions relevant to their individual circumstances. Most questions in the survey were not mandatory, ensuring respondents had the flexibility to skip irrelevant questions and answer only those that resonated with their situation.

Survey participation was a self-selected sample, open to anyone who wished to respond. It is important therefore to note that survey results provide important insights but are not a statistically representative sample and should not be relied upon as quantitative data.

6.2. About survey respondents

More than 95% of survey respondents were current residents of the Redland area (refer to Figure 3). Of the remaining respondents a combined 3% indicated they represented an industry or community group, and 2% had an 'other' connection to the Redland area, for example as a past resident, worker in the area, or desire to move to the area in the future.

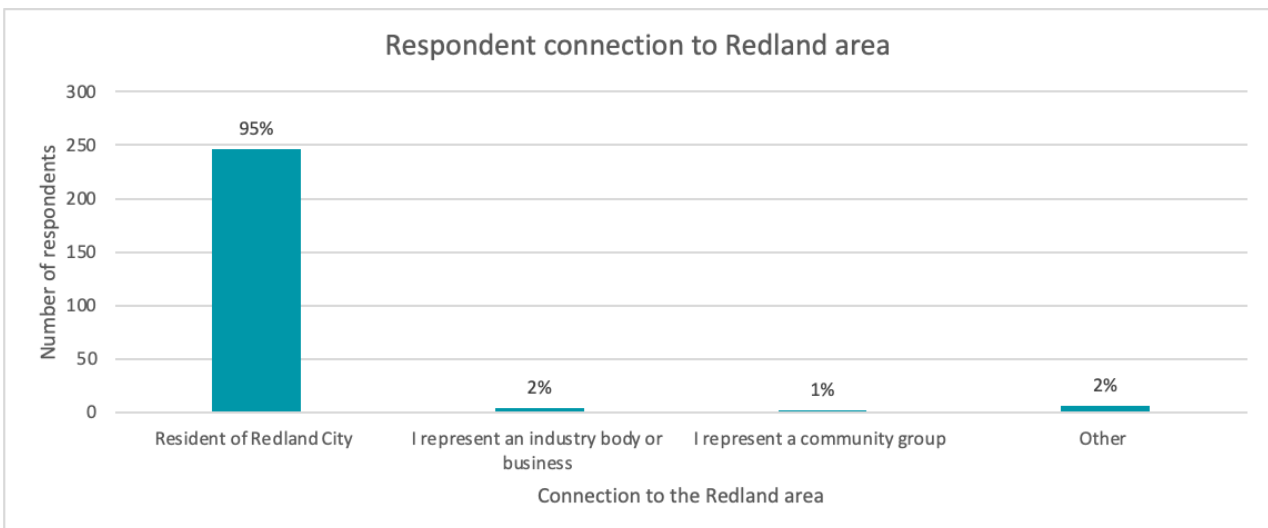


Figure 3: Survey respondent connection to the Redland area

Respondents who were not residents of Redland City answered a truncated survey ensuring questions were relevant to connection to the area. Respondents from Redland City were from a range of mainland and island suburbs, with the highest number of responses received from those residing in Thornlands, Ormiston, Wellington Point, Cleveland and Birkdale (refer to Figure 4). There was a small amount of representation from current residents of adjoining local government areas in the City of Logan and City of Brisbane.

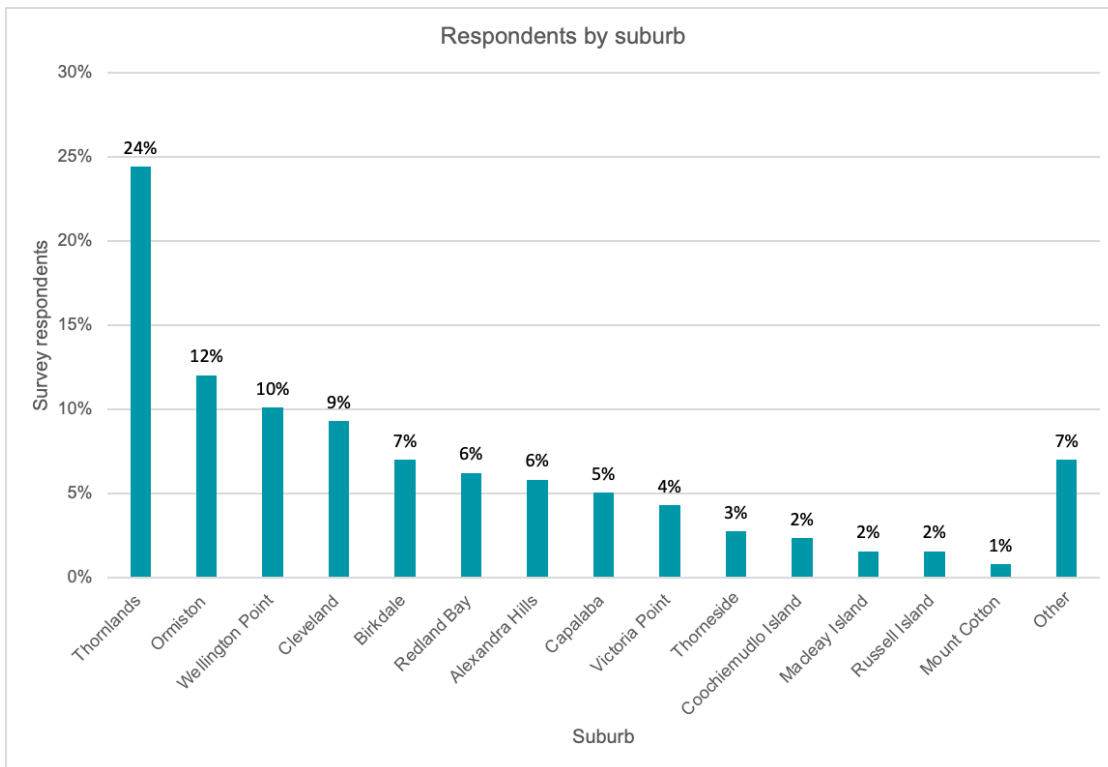


Figure 4: Survey respondent suburb of residence

Of those who indicated they were a resident of the Redland local government area, nearly 84% were homeowners, with only 9% indicating they are currently renting. The survey was completed by a range of age-groups, with representation from young adults to people over 75 years. The highest rate of participation was from those aged 56-74 comprising 21.8% of total survey respondents. Just over 7% of survey submissions came from the younger 18-34 demographic (1.2% 18-24 years; 6.2% 25-35 years).

6.3. Summary of survey feedback received

Nearly all survey respondents indicated they read the draft Strategy (97% of total survey respondents) with two thirds (62%) claiming to have read it thoroughly.

The draft Strategy set out to encourage more opportunities to rent or buy, and 52% of total survey respondents agreed it achieved this. The draft Strategy also sought to encourage greater housing choices, and over 50% of respondents agree it will.

Delivering greater diversity of housing stock, and provision of freehold townhouses were highlighted as the most favoured initiatives of the draft Strategy (nominated by 29% and 22% of total survey respondents respectively).

Verbatim responses revealed people in the Redland area desire integrated planning for infrastructure and increased housing supply. The Redland lifestyle and the area's unique character and heritage are widely valued by survey respondents. There is a desire for quality architectural design to retain the unique lifestyle and heritage and foster connection with the natural environment.

Feedback on opportunities to improve the draft Strategy indicated the community had some concerns with proposed reduction of lot sizing, provision of infrastructure keeping pace with population growth and impacts on the environment.

Respondents nominated increased housing diversity, the introduction of freehold townhouses and application of gentle density as draft Strategy highlights.

6.3.1. *Housing needs and draft Strategy initiatives*

Views as to whether the draft Strategy met the housing needs of the Redland community was strongly divided by homeownership status. Sentiment was much more positive among tenants with 68% of tenant survey respondents agreeing it met housing needs of the Redland community. Contrastingly, 33% of homeowner survey respondents agreed the draft Strategy would meet the housing needs of the Redland community. Combined, 39% of total survey respondents agreed.

The draft Strategy sets out a series of initiatives, and respondents were asked to select those they thought would best address housing needs. Overall, initiatives ranked in order of favourability as follows:

1. Deliver greater diversity of housing stock to support all household types
2. Diversify housing stock, including potential provision of freehold townhouses
3. Deliver more diverse dwellings at higher densities within proximity to major public transport infrastructure
4. Support gentle density in low and low-medium density residential areas
5. Provide appropriate housing diversity by responding to the local neighbourhood characteristics – *equal with initiative 6*
6. House the population and meet dwelling supply targets set out by the draft ShapingSEQ Update 2023 – *equal with initiative 5*
7. Deliver additional age appropriate dwellings to cater for the ageing population
8. Deliver additional development through infill to support higher densities around Principal Activity Centres at Cleveland and Capalaba
9. Plan for necessary supply through well located and serviced greenfield development.

Overall, the two most popular initiatives related to increasing housing diversity: ‘Deliver diverse housing stock to support all household types’ and ‘Diversify housing stock, including potential provision of freehold townhouses’.

Respondents had slightly different preferences depending on their individual circumstances. Tenants indicated the most support for:

- ‘Support gentle density in low and low-medium residential areas’
- ‘Deliver diverse housing stock to support all household types’.

Homeowners similarly supported diverse housing stock in addition to ‘Deliver more diverse dwellings at higher densities within proximity to a major public transport infrastructure’.

Those completing the survey as representatives of community or business/industry groups showed generally equal preference for initiatives across the board.

6.3.2. Opportunities to buy or rent

When asked to consider whether the draft Strategy promoted more opportunities to buy or rent in the Redland area, 52% of total respondents agreed it would.

This agreement level rose to 64% of tenant survey respondents, while homeowner survey respondents were more circumspect with 49% in agreement.

6.3.3. Greater housing choices

Survey respondents were divided on whether they thought the draft Strategy encouraged greater housing choice in Redland, with 51% of total respondents agreeing it would.

Similar to the sentiment towards increased opportunities to buy or rent, tenants were more likely to agree with this statement (64% of tenant survey respondents), while homeowners were less optimistic (48% of homeowner survey respondents).

6.3.4. Highlights from the draft Strategy

Feedback from round 2 survey respondents about the draft Strategy's highlights focussed on the following initiatives:

- increased housing density
- the introduction of freehold townhouses
- greater housing diversity.

Those who identified housing density as a draft Strategy highlight were supportive of increased density near public transport and retail hubs, innovative housing types like tiny homes or terrace houses, and more reliance on infill strategies to preserve green spaces and minimise greenfield development. It is however noted that in contrast, many people nominated housing density as an opportunity for improvement in the draft Strategy (refer to Section 9).

Freehold townhouses were frequently identified as a highlight and seen to be an attractive housing typology for the community and developers. There was encouragement for freehold townhouses to be well designed to avoid a 'cookie cutter' approach and to provide more downsizing options in areas people were already living in.

"The potential for freehold townhouses as an ownership arrangement could be beneficial in overcoming apprehension by potential purchasers who don't want to enter a strata arrangement" – Survey respondent

The draft Strategy's proposal of increased housing diversity featured as a highlight. Respondents were supportive of the wide breadth of housing typologies and how that might better meet the needs of all generations, from first home buyers through to those looking to downsize from a larger family home. There was a desire for the increased diversity to be developed with local knowledge to match local needs. Several respondents felt there was room for more diverse housing on waterfronts, to make the most of the coastal lifestyle.

6.3.5. Opportunities to improve the draft Strategy

When asked which draft Strategy areas could benefit from improvement, many respondents nominated infrastructure and lot sizes. Additionally, respondents thought

more work was needed to manage environmental concerns and manage increased housing density.

Requests for more infrastructure to support increased dwellings and population highlighted current concerns related to road congestion, access to health facilities and public transport limitations.

There was a strong correlation between people who were concerned about a reduction in minimum lot sizes and those who desire infrastructure improvements.

Smaller lot sizes and increased housing density caused concern for some respondents, who felt residential privacy was compromised, and that a lack of access to yards and greenspace was to the detriment of the lifestyle residents currently enjoy in Redland.

The community of Redland have a strong desire to live harmoniously with the natural environment and respondents highlighted the need to champion the area's biodiversity and protect wildlife. Concern about development on areas like wetlands was highlighted, for example the proposed Toondah Harbour priority development area.

Recognition of the potential impact development has in relation to climate change led some respondents to consider how shading and greenspaces could be retained and improved to support lifestyle and design aspirations.

“... these areas we have around the Redlands, backing onto conservation/bushland is what makes Redlands stand out from nearly every other area around Brisbane”. – survey respondent

6.3.6. Suburbs impacted by the draft Strategy

The survey gave respondents an opportunity to nominate suburbs they thought would be impacted by the draft Strategy. The most commonly nominated suburbs were:

1. Cleveland
2. Thornlands
3. Capalaba
4. Victoria Point
5. Ormiston

Survey respondents felt most positive about how the draft Strategy's implementation may impact places like Capalaba, Cleveland and Thornlands. Conversely, suburbs which respondents were most pessimistic about were those with an especially unique residential lifestyle; acreage and island areas like Amity Point, Coochiemudlo, Mount Cotton and Russell Island.

7. Face-to-face consultation activities

In-person consultation activities undertaken during round 2 included drop-in information sessions and online talk to a planner sessions.

7.1. Overview of information sessions

The department hosted drop-in information sessions to provide an opportunity for those who sought in-person conversations. The information sessions were held in three mainland locations: Redland Bay, Mt Cotton and Alexandra Hills.

The events were staffed by planners from the department, project consultants and engagement staff, with around four team members per session. Conversations at the events were aided by:

- a series of posters outlining the draft key proposals from the draft Strategy
- study area maps
- copies of the printed draft Strategy.

Attendees at the information session were asked to register their details and then introduced to a team member for an in-depth conversation. Sessions were comprised of primarily one-on-one conversations which typically lasted an average of 15-20 minutes.

The table below summarises the information sessions.

Table 4: Summary of drop-in information sessions held during round 2

| Location | Date and time | Attendees |
|------------------------------|---------------------------------------|--|
| Redland Bay Golf Club | Saturday 28 October 2023, 10am – 12pm | 5 attendees (including 1 x State MP) |
| Mt Cotton Hall | Monday 30 October 2023, 4pm – 7pm | 12 members of the community |
| Alexandra Hills Hotel | Thursday 2 November 2023, 4pm – 7pm | 24 attendees (including 2 x Redland2030 members, 3 x Redland City Council councillors) |

7.2. Information session attendees

Information session attendees were almost all residents local to Redland. The 50+ age group was most highly represented and a group of local councillors, and one local State MP were present at two of the information sessions.

Many of those who attended were long term Redland residents, indicating they had lived in the area for 10-30 years on average. Several attendees had strong links to community advocacy groups, including Redlands2030.

7.3. Summary of feedback received

Community members who attended the information sessions reviewed the draft Strategy and provided local knowledge, feedback and considerations to engagement and planning team members. The key feedback themes raised by attendees are outlined below.

7.3.1. Housing supply and diversity

Many attendees agreed that the draft Strategy was required to address housing supply and diversity needs in the Redland area, and that the area had room to grow from an economic perspective.

There was general agreement among attendees that Cleveland and Capalaba were well positioned to cater for increased instances of high density, given the proximity to public transport. Several attendees noted a desire to balance this change with retaining the heritage, character and 'village' feel of Cleveland.

Many attendees felt optimistic about the draft Strategy's ability to deliver additional housing typologies, particularly tiny homes, freehold townhouses and terrace homes. However, the majority of attendees felt reduced lot sizes needed to be approached with caution and are keen to retain the 'character' of Redland, particularly in low density areas where residents are established on large lot sizes.

7.3.2. Infrastructure

Infrastructure was highlighted as a critical consideration for achieving increased housing supply and diversity in Redland. Attendees indicated strongly that increased growth in Redland would need to be supported by improved public transport (especially rail line duplication), road upgrades, better medical access and additional schools and parks.

Some respondents highlighted concern with provisions proposing reduced requirements in car parking facilities in new developments, reasoning that the Redland population was more likely to own a car to commute to Brisbane for work and had a lifestyle tendency to own larger vehicles or boats and caravans.

7.3.3. Other feedback

Some attendees provided additional feedback on matters outside of the scope of the Redland Housing Strategy. This included feedback regarding the proposed greenfield development in Southern Thornlands and proposed plans for Toondah Harbour.

Southern Thornlands

Some attendees living in the Thornlands area felt development in the Southern Thornlands area had been proposed previously by Government but not implemented, and the increasing speculation was detrimental.

Southern Thornlands was seen as a positive in assisting younger families in finding suitable home in Redland, but many attendees were keen to ensure biodiversity and koala habitats were protected and integrated into development plans.

Some respondents felt Southern Thornlands was well located to utilise existing amenity, while others felt further infrastructure in this area must be considered alongside planned population increases.

Toondah Harbour

There was strong representation from community and environment groups like Redlands2030, who demonstrated a firm sentiment in favour of retaining natural wetlands and minimising development in sensitive areas.

Development like Toondah Harbour was perceived to not ease additional housing supply and diversity issues due to concern with the high-end nature of the development suited to only a small portion of the population.

Additionally, representatives felt strongly about the connection of community to the natural environment and the associated wellbeing benefits of greenspace.

7.4. Talk to a planner online sessions

7.4.1. Participation and attendees

The department offered interested community members the opportunity to attend individual 'Talk to a planner' online sessions for the duration of the consultation period. In total, 50 session times were offered, with 25 sessions offered from 23 October to 27 October 2023, and 25 sessions offered from 6 November to 10 November 2023.

These sessions were promoted on the project website and in an organic social media post. In total, eight people booked a session and met with department planners online to provide feedback, and better understand the draft Strategy. Attendees included:

- five individuals with an interest in the Strategy generally and impact on their property/s
- two developer representatives
- one property investor (with interest to develop property).

7.4.2. Summary of feedback

Overall, sentiment from session attendees was generally supportive of the intent of the draft Strategy. Questions from participants included:

- understanding terminology used in the Strategy (e.g. High Amenity Areas, Medium Change Areas and Gentle Density)
- understanding implications on their neighbourhood and personal property interests
- queries around how the Strategy impacted development on specific land holdings.

Common feedback themes included:

- a perceived lack of infrastructure to support additional development
- current market constraints and deliverability of denser housing typologies
- strong interest in when the Strategy would be implemented.

Attendees with a development interest sought specific details about how the Strategy would apply to development of specific properties, rather than providing specific feedback on the Strategy itself.

Department officers provided follow-up emails where attendees requested more information to better understand the intent and details of the Strategy.

8. Stakeholder group feedback

In addition to individual participation, a broad cross section of stakeholders including community and advocacy groups, industry groups and business and development representatives provided feedback on the draft Strategy.

Stakeholders were able to provide feedback through numerous channels, including the online survey with the option of attaching a supporting document; by attending information sessions in person; by attending an online ‘talk to a planner’ session; or by sending an email or submission to the project inbox.

Table 5 below summarises stakeholder input received during round 2 consultation.

Table 5: List of Stakeholder participation

| Organisation type | Number of participant organisations* |
|---|--------------------------------------|
| Housing advocacy | 1 |
| Community associations (includes Redland2030, Community Alliance for Responsible Planning (CARP) Redlands Inc.) | 4 |
| Business and Development Industry (includes HIA, Ausbuild, Fiteni, Haben Property Fund, Stockland, Adpen) | 14 |
| Environment groups (includes Eprapah Creek Catchment Landcare Association Inc., Koala Action Group) | 2 |
| Local Government (Redland City Council) | 1 |

*Participation via survey, event attendance and email submission

In addition to submissions received from housing advocacy, industry bodies, developers, community associations and Council, 175 proforma emails were received from community members that aligned with the submission made by the Redlands2030 community group.

8.1. Summary of feedback by stakeholder group

Stakeholder feedback covered a diverse range of topics such as housing supply and design controls, population growth, infrastructure development and the environment.

Feedback differed between different types of stakeholder groups. An overview of feedback received from stakeholder groups is provided below. For information about First Nations engagement refer to Section 4.

Feedback from a **housing advocacy** organisation included:

- general support for the draft strategy
- desire for set targets for housing supply and for social and affordable housing
- inform housing targets with objective demographic data to ensure diversity and ‘right-sized’ dwellings
- support for prioritising development in high amenity areas to prevent disadvantage due to distances from services

- concerns that stringent planning requirements create barriers to developing diverse housing types
- monitoring and reporting mechanisms for housing supply and diversity to ensure timely implementation
- policy revisions delivering additional housing need to be supported by community change readiness programs

Feedback from **community associations** included:

- concerns about the impact of population growth on the natural environment and wildlife and on amenity and lifestyle
- some objections to the draft Strategy due to concerns around infrastructure provision and traffic congestion
- interest in plan making processes and opportunity for the community to influence outcomes
- desire for the Strategy to consider climate change and plan for resilience to rising sea levels
- concern that reduced yard sizes reduces available space for deep planted trees impacting urban habitat and increasing heat levels of neighbourhoods
- concern that dispersed intensification will result in reduced residential amenity
- hopes that housing choice means the continued availability of low density living alongside other typologies

Feedback from **business and development industry** stakeholders included:

- general support for the aims and approach set out in draft Strategy, recognising actions require refinement on proposed minimum lot size, height, and zone location
- suggestions that provisions will need to consider land fragmentation and development viability, particularly for apartments, terraces and townhouses
- concerns current market will not deliver affordable high density products in high amenity areas, with suggestions that incentives to advantage near-centre development may be required
- support for facilitating smaller lot attached housing products, including freehold terrace housing
- advise removing minimum lot sizes and introducing design guidance will more effectively guide good quality outcomes
- concerns dispersed intensification through infill can be inefficient and may create poor quality outcomes
- view that there are some infrastructure deficits that need to be addressed to achieve Strategy aims

Feedback from **environment group** stakeholders included:

- concerns about impacts of population growth on the natural environment and wildlife, and on amenity and lifestyle
- concerns about the impact of infill development on the space available to support mature trees and connected habitat, particularly koala habitat
- desire to maintain larger lots with detached dwellings and backyard trees due to the climate benefits of reduced heat sinks, natural air flow and maintenance of wildlife (as well as lifestyle preferences)
- interest in plan making processes inclusive of local government processes

Feedback from **Redland City Council** included the following.

- Council considers the Strategy unnecessary as the current planning scheme enables housing supply required to 2041.
- Concerns around infrastructure deficits that need to be addressed and perceived lack of Queensland Government infrastructure commitments.
- Consider that some actions with the draft Strategy that are unclear and/or contradictory and require further refinement.
- Concerns around the capacity of Council to implement the numerous short-term actions being proposed as part of the draft Strategy.

9. Overarching key feedback themes

Analysis of feedback gathered from stakeholders and the community across multiple channels during round 2 consultation revealed key feedback themes. These overarching key themes will be considered by the department as part of the finalisation of the Strategy.

9.1. Provision of infrastructure

- Many people are hopeful the Strategy will ensure growth is appropriately supported by infrastructure provision, including through state infrastructure delivery
- The most identified infrastructure requests were upgrades to major roads, provision of public transport, access to medical facilities, and further provision of schools and parks.

9.2. Housing diversity

- General support for encouraging housing diversity and choice in Redland, including continued provision for detached houses on larger lots.
- Support for smaller, more affordable housing well-located near centres and public transport from segments of the community, particularly those unable to afford a detached larger house with a yard in the current market.
- Desire for access to more diverse and affordable rental options, particularly from those who are currently renting and First Nations people.
- While survey respondents indicated provision of freehold townhouses was a popular initiative, there was concern about reduction of lot sizes, particularly in existing low-density areas.
- Smaller lot sizes were perceived to result in reduced privacy, make street parking competitive, impact lifestyle with less time spent outdoors, and have a potential negative impact on social cohesion.
- When raising a family, access to a backyard is a preference for many.
- Respondents provided a variety of responses on what an acceptable minimum lot size would be, but it was generally indicated less than 400m² for a detached dwelling house was undesirable.

9.3. Honouring the Redland lifestyle and character through design

- Design which is harmonious with the surrounding built and natural environment is important to Redland residents.
- Consideration of neighbourhood character is essential for new building design, and there is a desire for the community to provide guidance to local design.
- Considered and harmonious architectural design, a wealth of shade and climate responsive building designs are important to the community in Redland to protect the character and lifestyle current residents enjoy.
- Some locations are perceived to enjoy a local 'village' feel which residents would like to see maintained as Redland grows.

- The community supports a more holistic and locally specific approach to growth, as opposed to ‘cookie-cutter’ streetscapes and architectural design.

9.4. Density ‘done well’

- Gentle density through development of freehold townhouses and duplexes is preferred over higher story development.
- Freehold townhouses are an attractive typology to the community and industry.
- There is acknowledgement the principal activity areas of Cleveland and Capalaba are well placed to accommodate increased density.
- Density near train stations will help connect more Redland residents to greater Brisbane for commuting and leisure opportunities.
- What constitutes a ‘walkable’ distance to public transport varies, but the local climate should be a factor in considerations.

9.5. Environment

- The community identity of Redland is strongly aligned with their diverse environmental surrounds, and biodiversity and wildlife, particularly koalas, are beloved by the community.
- There is a strong desire to minimise and restrict development in sensitive areas like coastal wetlands, koala habitat and wildlife corridors.
- There is a strong sentiment against development in sensitive wetland areas, especially when the community feels supply meets a niche market may not contribute to improving access and affordability.

9.6. Greenfield development concerns

- Advice that higher densities should be accompanied by adequate tree and green space requirements
- Maintaining established trees and greenery should be a key consideration when opening up new land.
- There is a sense that greenfield development in this area may not be required should medium density areas prove able to be sufficiently, and sensitively, developed to increase housing supply and housing diversity.
- Some segments of the community feel very strongly that greenfield development will not markedly improve affordability but will have a detrimental impact on existing infrastructure and sensitive wildlife environment.

10. Conclusion

Over a four-week consultation period, Round 2 consultation sought comment on the draft Redland Housing Strategy.

Promotion of the consultation program reached more than 42,000 people, prompted around 5,000 people to visit the website and gathered nearly 500 pieces of feedback:

- 258 survey responses received
- 41 attendees across three information sessions
- 18 formal written submissions provided to the project email address, plus 175 proforma submissions
- 8 attendees at talk to a planner online sessions.

During Round 1 and Round 2 consultation the community agreed that more diversity of housing would benefit the Redland area and provided guidance as to how this can be achieved with local context. Community consultation highlighted some of the challenges experienced by the people of Redland in finding suitable housing, and this was particularly evident in feedback from First Nations groups.

A wide variety of stakeholders were engaged to provide feedback on the draft Strategy. Consultation activities revealed there is support for initiatives contained in the draft Strategy including increased housing diversity, the introduction of freehold townhouses and application of gentle density. There is hope that infrastructure will be planned and delivered to complement increased housing supply and that increased housing supply will be focused in areas of high amenity including near public transport. Both rounds of consultation confirmed that preserving existing character, lifestyle and the natural environment is important to many residents.

Feedback on the draft Strategy will enable the department to finalise the Strategy in 2024.

Appendix 1 – Survey questionnaire

Redland Housing Strategy

DSDILGP - Department of State Development, Infrastructure, Local Government and Planning

Draft Redland Housing Strategy survey

Share your feedback on the draft Redland Housing Strategy by completing our online survey or attending an in-person [information session](#). You can also choose to book to [talk to a planner](#) online.

Please review the draft Strategy [key proposals](#) or download and review the draft [Redland Housing Strategy](#) prior to providing your feedback.

Please select which best describes you

(Choose any one option) (Required)

- I am a resident of Redland City
- I represent an industry body or business
- I represent a community group
- Other (please specify)

Redland Housing Strategy

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CONDITIONAL QUESTION: Answer this question only if you have chosen I am a resident of Redland City

Are you a:

(Choose any one option)

- Tenant
- Homeowner
- Landlord
- Other (please specify)

CONDITIONAL QUESTION: Answer this question only if you have chosen I represent an industry body or business

Are you a:

(Choose any one option)

- Housing support care or other housing related service provider
- Property developer
- Planning professional
- Property agent
- Business owner
- Other (please specify)

CONDITIONAL QUESTION: Answer this question only if you have chosen I represent a community group

Are you an:

(Choose any one option)

- Affordable or social housing provider
- Charity or community group
- Other (please specify)

Please provide your details

First name

Last name

Email address

(Required)

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Your age

(Choose any one option) (Required)

- Under 18
- 18-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75 and over
- Prefer not to say

Where is your place of residence?

(Required)

You only need to answer the question below if you do not live in the Redland local government area

What is your connection to the Redlands?

(Choose any one option)

- I used to live in the Redlands
- I work in the Redlands
- I have family who live in the Redlands
- I would like to live in the Redlands
- I have a business, community or industry interest
- I don't have a connection to the Redlands(**Exit to end of survey**)
- Other (please specify)

Redland Housing Strategy

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Have you read the draft Redland Housing Strategy? You can download a copy from the [document library](#).

(Choose any one option)

- Yes, I have read it thoroughly
- Yes, I have given it a skim read
- No, I have not read the draft Strategy

Does the draft Strategy respond to the housing needs of the Redland community?

(Choose any one option)

- Yes
- No

CONDITIONAL QUESTION: Answer this question only if you have chosen Yes

Which draft Strategy initiatives best address Redland's housing needs?

(Choose all that apply)

- Deliver greater housing diversity to support all household types
- Diversify housing stock, including potential provision of freehold townhouses
- Deliver more diverse dwellings at higher densities within proximity to major public transport infrastructure
- Support gentle density in low and low-medium density residential areas
- House the population and meet dwelling supply targets set out by the draft ShapingSEQ Update 2023
- Plan for necessary supply through well located and serviced greenfield development
- Deliver additional development through infill to support higher densities around Principal Activity Centres at Cleveland and Capalaba
- Provide appropriate housing diversity by responding to the local neighbourhood characteristics
- Deliver additional age appropriate dwellings to cater for the ageing population

CONDITIONAL QUESTION: Answer this question only if you have chosen No

How can the draft Strategy better address Redland's housing needs?

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Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

(Choose all that apply)

- Alexandra Hills
- Amity Point
- Birkdale
- Capalaba
- Cleveland
- Coochiemudlo Island
- Dunwich
- Karragarra Island
- Lamb Island
- Macleay Island
- Mount Cotton
- North Stradbroke
- Ormiston
- Peel Island
- Point Lookout
- Redland Bay
- Russell Island
- Sheldon
- Thornlands
- Thorneside
- Victoria Point
- Wellington Point
- I don't have any comment on specific suburbs

Note: For each suburb you select, you can provide additional information in a follow up question

CONDITIONAL QUESTION Answer this question only if you have chosen Alexandra Hills (*note all suburbs have their own conditional question but only one produced in this document*)

How do you think Alexandra Hills will be impacted?

Redland Housing Strategy

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Answer this question only if you have chosen Birkdale for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Birkdale will be impacted?

Answer this question only if you have chosen Capalaba for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Capalaba will be impacted?

Answer this question only if you have chosen Cleveland for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Cleveland will be impacted?

Answer this question only if you have chosen Coochiemudlo Island for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Coochiemudlo Island will be impacted?

Redland Housing Strategy

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Answer this question only if you have chosen Dunwich for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Dunwich will be impacted?

Answer this question only if you have chosen Karragarra Island for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Karragarra Island will be impacted?

Answer this question only if you have chosen Lamb Island for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Lamb Island will be impacted?

Answer this question only if you have chosen Macleay Island for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

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How do you think Macleay Island will be impacted?

Answer this question only if you have chosen Mount Cotton for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Mount Cotton will be impacted?

Answer this question only if you have chosen Ormiston for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Ormiston will be impacted?

Answer this question only if you have chosen North Stradbroke for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think North Stradbroke will be impacted?

Redland Housing Strategy

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Answer this question only if you have chosen Peel Island for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Peel Island will be impacted?

Answer this question only if you have chosen Point Lookout for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Point Lookout will be impacted?

Answer this question only if you have chosen Redland Bay for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Redland Bay will be impacted?

Answer this question only if you have chosen Russell Island for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Russell Island will be impacted?

Redland Housing Strategy

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Answer this question only if you have chosen Sheldon for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Sheldon will be impacted?

Answer this question only if you have chosen Thornlands for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How you think Thornlands will be impacted?

Answer this question only if you have chosen Thorneside for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Thorneside will be impacted?

Answer this question only if you have chosen Victoria Point for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Victoria Point will be impacted?

Redland Housing Strategy

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Answer this question only if you have chosen Wellington Point for Which Redland suburbs do you think will be most impacted by the initiatives in the draft Strategy?

How do you think Wellington Point will be impacted?

Redland Housing Strategy

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Do you think the draft Strategy encourages greater housing choice in the Redlands?

(Choose any one option)

Yes

No

Do you think the draft Strategy promotes more opportunities to rent or buy in the Redlands?

(Choose any one option)

Yes

No

Are there any highlights for you in the draft Strategy?

Are there any opportunities to improve the draft Strategy?

Redland Housing Strategy

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Note: Answer this question if it applies

If you have a supporting document, please upload it here

Note: Only one file can be uploaded with a maximum size of 20MB. If you are unable to upload your attachment, please email it to redlandshs@dasilgp.qld.gov.au

Would you like to opt in to receive further project updates?

(Choose any one option)

Yes

No