

Consultation Report

Redland Housing Supply and Diversity Strategy 2023-2046 Round 1 engagement

Department of State Development, Infrastructure, Local Government and Planning

3 August 2023

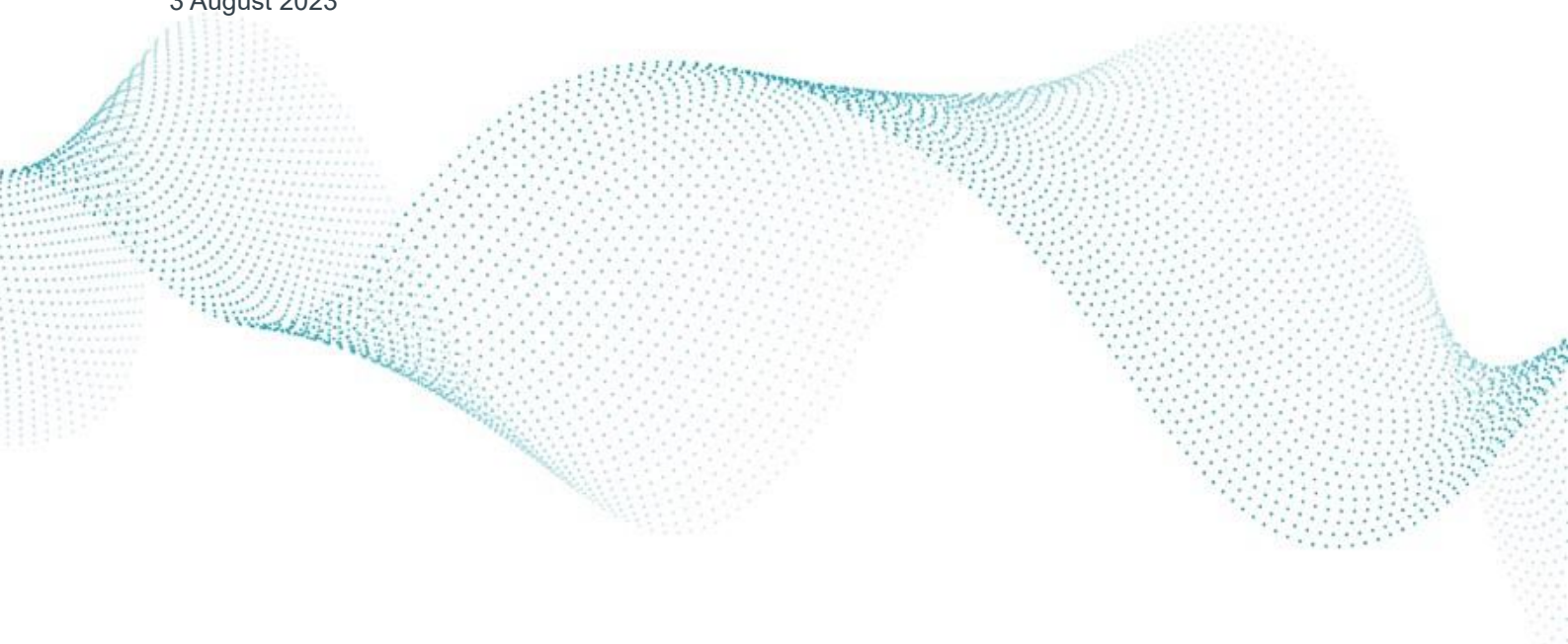


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Executive Summary

The Queensland Government is preparing the Redland Housing Supply and Diversity Strategy 2023-2046 (the Strategy) to help make sure that everyone 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.

From 29 May to 25 June 2023, stakeholders and the Redland community were consulted to provide input into the development of the draft Strategy. This engagement was the first of two planned rounds of consultation. Round 1 was to help inform development of the Strategy and Round 2, planned for late 2023, will gather feedback on the draft Strategy.

Round 1 consultation revealed the following insights.

- The **community acknowledged that additional housing supply is needed** and there was some agreement that more diversity is required. However, there was a desire for a long-term vision and 'big-picture' planning, including integration with infrastructure delivery, to be communicated.
- There was a complex **intertwining of the community's understanding of planning for future housing need versus supplying additional public and low-cost housing**. It was not widely understood that additional and more diverse housing will be needed for everybody, not just those struggling financially.
- The immediate 'housing crisis' focused discussion on short term supply, which is important however there is also an **opportunity for the Strategy to focus on the long-term planning horizon**.
- There was a community expectation that vegetation, fauna habitat, wetlands and marine environment are protected, regardless of housing need and where housing is developed in the Redlands. Vegetation on private properties was also valued because it increases the perception of green space and is seen to contribute to habitat.
- Community, business and the development industry would like **infrastructure planning and planning for housing to be integrated**.
- The development industry would like the **length of development approval processes to be reduced** in order to deliver additional housing more efficiently in the Redlands.

During Round 1 consultation, stakeholder and community input was gathered via:

- online participation through surveys and stories
- in-depth focus group sessions
- community and industry stakeholder workshops
- pop-up style 'Listening Posts' across the major suburban centres of the Redland local government area.

The consultation was promoted extensively including via advertising, social media, a project website, postcards, posters, and temporary outdoor signs.

The engagement helped inform stakeholders and the Redland community that the Strategy was being prepared, explained the benefit of planning toward housing life cycle needs, and provided a

wide variety of opportunities for them to contribute. Social media ads, targeted to the Redland community, were viewed more than 132,000 times, the project website was visited 776 times and 236 surveys were submitted, providing thoughtful and insightful contributions. More than 15 local organisations, business groups and industry representatives contributed their ideas, highlighted opportunities and shared aspirations and concerns for future housing supply and diversity in the Redlands.



Figure 1: Level of engagement for Round 1 consultation

There was 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 five suburbs nominated by survey respondents as needing more housing supply were Capalaba, Cleveland, Thornlands, Alexandra Hills and Birkdale. Detached or semi-detached dual occupancy lots with smaller yard space is the type of housing thought to be needed most (53% of total survey respondents).

Acknowledged housing need was tempered for some, by a desire to understand planned change. During the consultation, there were requests for ‘big-picture’ planning to communicate what housing is allowed where, and how it will be serviced by transport, hospitals, schools and sewerage. Consideration of housing supply and diversity, concurrently with employment, environmental protection and preservation of agricultural land would be signs of successful planning for key community stakeholders.

There was agreement that some additional housing diversity is needed to make affordable housing options available and to cater to changing housing needs. However, a backyard was still a highly valued housing attribute in the Redlands. The opportunity for (and affordability of) “space” was the reason given by many focus group participants for moving to the area, or back to the area after time living away. Lifestyle choice underpins housing needs for many in the Redland community. Younger home buyers and renters sought backyards for children, dogs and recreation. Middle-aged and older residents described needing land for recreational vehicles and sheds.

The natural environment (bushland, wetlands, marine, open space and scenery) is highly valued in the Redland area and was the factor considered by survey respondents to be the most important in planning for the future of the Redlands.

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.

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 Supply and Diversity Strategy 2023-2046 (the Strategy) seeks to ensure housing supply and diversity is available and can be delivered in an affordable manner, to meet the diverse needs of the current and future population of the Redland LGA.

The Strategy is being developed to ensure enough housing supply and choice is available and can be delivered in an affordable manner to meet the diverse needs of the current population and projected growth in the Redland LGA. It is being prepared by the Growth Areas Team (GAT) within the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP).

To help inform the development of the Strategy, the Queensland Government invited stakeholders and the community to provide early input via a four-week program of consultation held from 29 May - 25 June 2023. **This report details communication and engagement undertaken, and feedback provided during Round 1 Engagement.**

1. 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 Engagement Plan was prepared to support in the preparation of the Strategy. The plan outlined two phases of engagement to help the community and stakeholders provide input and feedback on the development and finalisation of the Strategy.

ROUND 1 ENGAGEMENT (4 weeks of input) sought feedback on the current state of housing in Redlands and future housing aspirations, as well as barriers and opportunities for the development of future housing.

ROUND 2 ENGAGEMENT will shift the focus to gaining feedback on the vision, recommendations and strategies proposed within the draft Strategy. This second phase of engagement is anticipated to be undertaken late 2023.

1.1. Methodology

DSDILGP is committed to the engagement principles of the International Association of Public Participation (IAP2) and the consultation process was guided by best practice methodology.

Community and stakeholders were provided with balanced information about the need for the Strategy, and offered an opportunity to provide ideas, voice concerns, and share aspirations for the Redland area.

The engagement was designed to seek the views and opinions of many segments of the Redland community and the tools and tactics used a mix of:

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

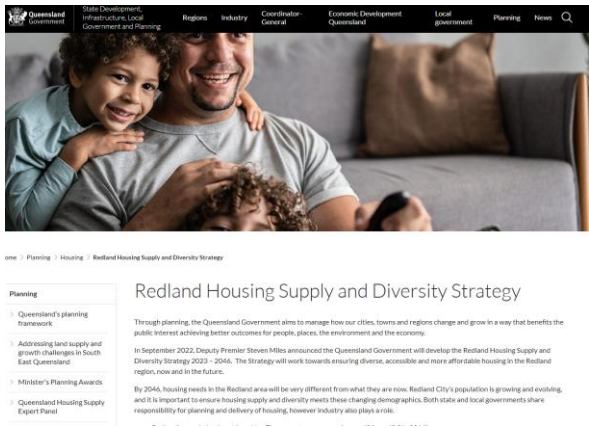

2. Awareness and communication activities

An important objective of the engagement program was to inform stakeholders and the community about the benefits of an effective Housing Supply and Diversity Strategy that delivers a range of housing to suit everyone’s needs. Communication activities focused on raising awareness of the opportunity for residents and stakeholders to inform the strategy.

2.1. Overview of communication tools and collateral

To build awareness about the 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, presentations and print advertising. Table 1 summarises the communication tools used during Round 1 consultation.

Table 1: Communication tools

Communication tools	
<p>DSDILGP webpage</p> <p>Overarching project information was published on the DSDILGP corporate website. A link to the project website was provided for further information and to access feedback channels.</p>	
<p>Social media advertising and posts</p> <p>Three pillars of social media content was used to promote a conversation with the community about housing:</p> <ol style="list-style-type: none"> 1. Lifecycle of housing need 2. Housing typologies (diversity) 3. Current Redland housing statistics <p>A variety of Facebook, Instagram and LinkedIn paid ads and organic posts were used.</p> <p>Both owned and paid media used a mix of advertisement types including single image, carousel and reels.</p>	

Postcards
 Hard copy postcards were distributed to community and housing focused organisations, and handed out at Listening Post events. The postcards included a QR code to drive web traffic.



Outdoor corflute signs and posters
 Temporary outdoor signs and posters with QR code link to feedback channels. Installed at many locations including Council and Government offices, listening post events, shopping and community centres.



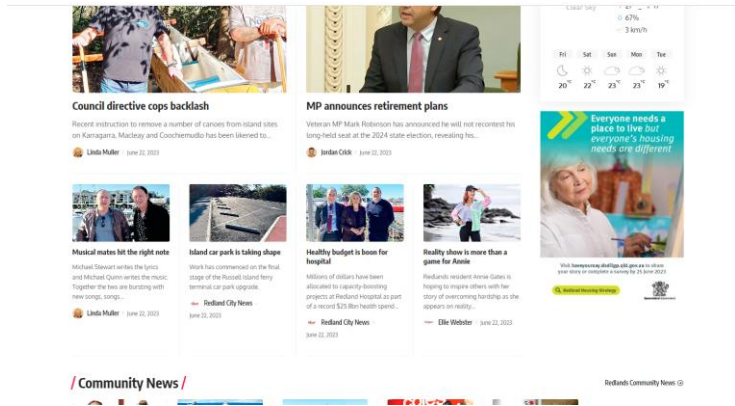
Pull-up banners
 Used at events, pull up banners were used to promote the project and engagement activities.



Digital and print advertising
 Hard copy print advertisements and digital display ads were used to extend reach to audiences that may not use social media.



Newspaper advertisement, Redland City News



Digital advertisement, Redland City News

Direct emails

A project introduction email directly promoted the consultation with a broad range of community and interest-group stakeholders.

Subject: Help shape the future of housing in the Redland area

Email header: Everyone needs a place to live, but not everyone's housing needs are the same

The population of Redland is not only growing but also evolving. To make sure everyone has access to the type of housing they need, the Queensland Government is preparing the Redland Housing Supply and Diversity Strategy.

Both state and local governments share the responsibility for planning and delivery of housing, however industry and community play a role in housing delivery.

Your experience and knowledge can help plan for the future of housing in Redland.

Diverse housing for a changing region

In 20 years, your housing needs will probably be different from what they are now. Your parents and your children will probably need different homes too.

Currently, 85% of dwellings in Redland have three bedrooms or more, which can make it difficult for those who want, or need something smaller, to find a place to live.

Tell us about your needs

Your experience and knowledge can help plan for the future of housing in the Redlands.

PowerPoint presentations

Focus groups and workshops were provided with presentations about current housing in the area as well as information about housing supply and diversity.

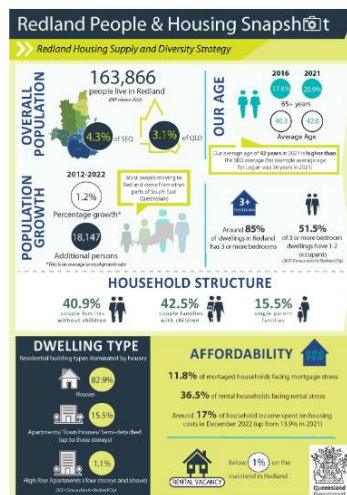
Redland Housing Supply and Diversity Strategy

- » What is the purpose?
 - plan for diverse, accessible and well-serviced housing
 - meet the needs of the current and future population
 - provides choice and affordability
- » What will the project do?
 - investigate housing needs of Redland
 - seek feedback from the community and stakeholders
 - identify opportunities to support housing supply and diversity



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.



2.2. Level of awareness

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

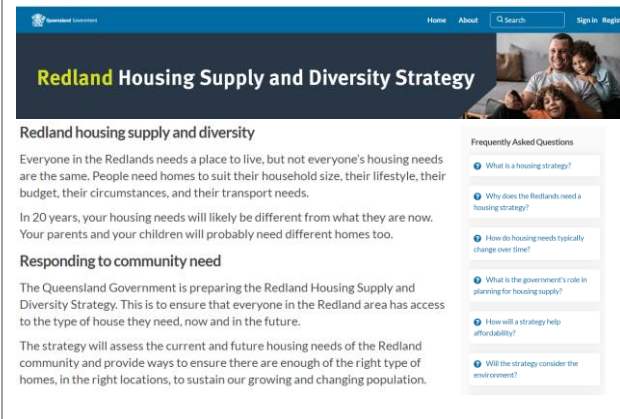
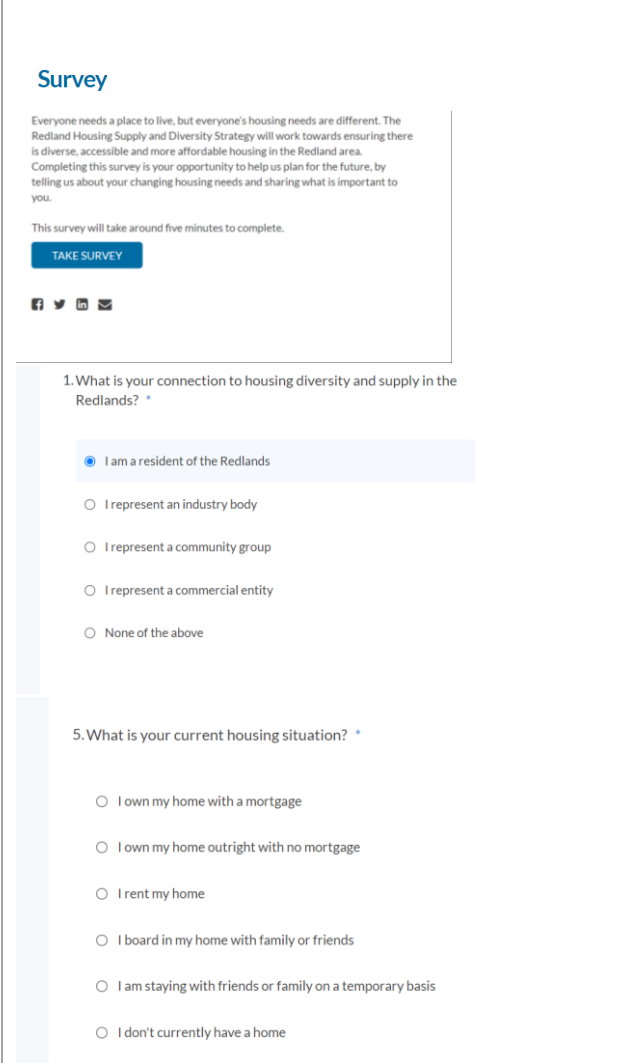
- 132,031 reach for paid social media
- 3491 social media click throughs
- 14,316 video views
- 131 project e-news emails delivered
- 25 social media comments
- 3 media mentions.


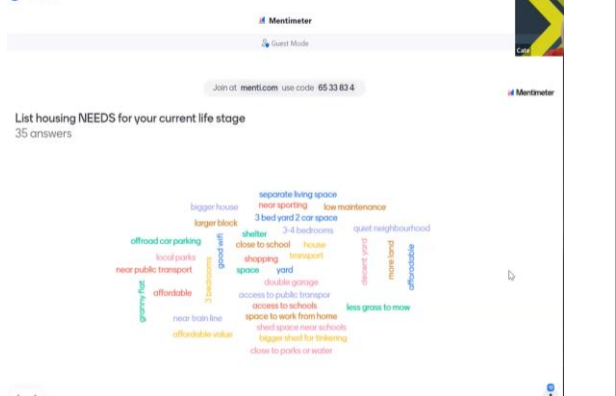
3. Engagement activities

3.1. Overview of feedback tools and activities

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.

Table 2: Engagement tools

Engagement tools		
<p>EngagementHQ web page</p>	<p><i>A project webpage was developed and published on the DSDILGP engagement website: haveyoursay.dsdilgp.qld.gov.au</i></p> <p><i>The webpage provided an overview of the purpose of the engagement and included FAQs.</i></p>	
<p>Online survey</p>	<p><i>A multipage survey guided by skip and conditional logic was used to customise the survey journey for individuals and stakeholder groups.</i></p>	

<p>In-person Listening Post events</p>	<p><i>In-person events were held in four mainland locations.</i></p> <p><i>Where possible, located in high traffic areas to maximise intercept engagement.</i></p> <p><i>Events were promoted in advance for people who prefer to give in-person feedback.</i></p>	
<p>Facilitated workshops</p>	<p><i>Two workshops were hosted for invited key stakeholders representing local community and industry/business groups to provide their informed insights.</i></p>	
<p>Share your story – online and hard copy</p>	<p><i>Redland community members were encouraged to share their housing story either online via the project website or in-person using the hard copy postcard.</i></p> <p><i>Hard copy postcards were distributed at Listening Post events and via stakeholder groups.</i></p> <p><i>Branded collection boxes to collect handwritten postcards were available at Listening Post events. Alternatively participants could upload their handwritten story to the web page.</i></p>	
<p>Focus groups</p>	<p><i>Deliberative workshop style focus groups were held with randomly selected participants of segmented audiences based on housing lifecycle: Starting out, Single and Separated, Couples with Children, Empty Nesters.</i></p> <p><i>Participants were recruited by a market research agency and paid for their participation.</i></p>	

3.2. Level of participation

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

- 756 visits to the project website
- 236 survey responses received and 4 housing stories shared
- 49 in-depth and deliberative conversations via focus groups
- 189 intercept conversations at Listening Posts
- 2 stakeholder workshops
- 15 community and industry groups engaged
- 104 opt in subscriptions
- 75 emails to the project inbox (including stakeholder-led surveys).

3.3. Online survey

During the consultation period, 236 online surveys were completed via the project webpage, www.haveyoursay.dsdilgp.qld.gov.au/redland-housing-strategy. Two hard copy surveys were also completed and submitted at Listening Post events.

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. Refer to Appendix 1 for survey questionnaire.

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.

About survey respondents

More than 85% of total survey respondents were current residents of the Redlands area (refer Figure 1). Residents from other local government areas, those representing associations or organisations, answered a truncated survey. This ensured respondents who completed the core of the survey had a valid connection to Redland.

A range of ages from young adults to those 75 years and over, responded to the survey. The middle to later years were most heavily represented with 40.5% of participants aged 35-54 years and 41.9% aged 55-74 years.

There was a diversity of household types represented, but a majority of respondents (61.4%) were couples with or without children.

Those who owned their house with a mortgage represented 44% of total respondents, 35% owned their home outright and 11.4% rented.

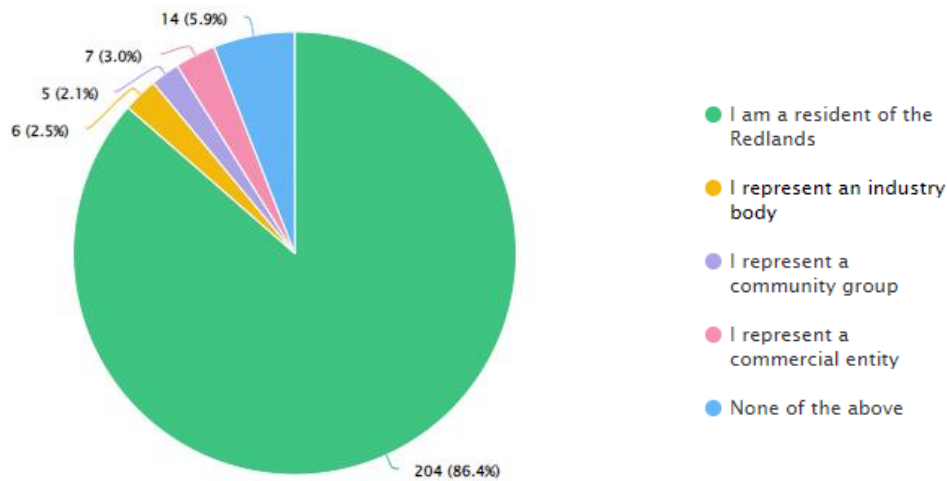


Figure 2: Connection to housing diversity and supply in the Redlands – online survey responses

Summary of survey feedback received

Survey responses revealed that many people in the Redland area aspire to houses with a large backyard. However, verbatim responses showed there is a growing understanding that more diversity is needed, particularly to help those that are struggling to afford housing. Even those who have no housing concerns of their own concede the need for more diversity to help those who are in need.

Housing aspirations

The most preferred type of housing option (40% of total survey respondents) was a house with a large backyard. This was followed by a house with a small backyard (nearly 26%). For the higher density housing types 12% preferred an apartment, flat or townhouse, and 5% a dual-type occupancy lot. Conversely 12% of total respondents would prefer to live in a larger rural-residential type property.

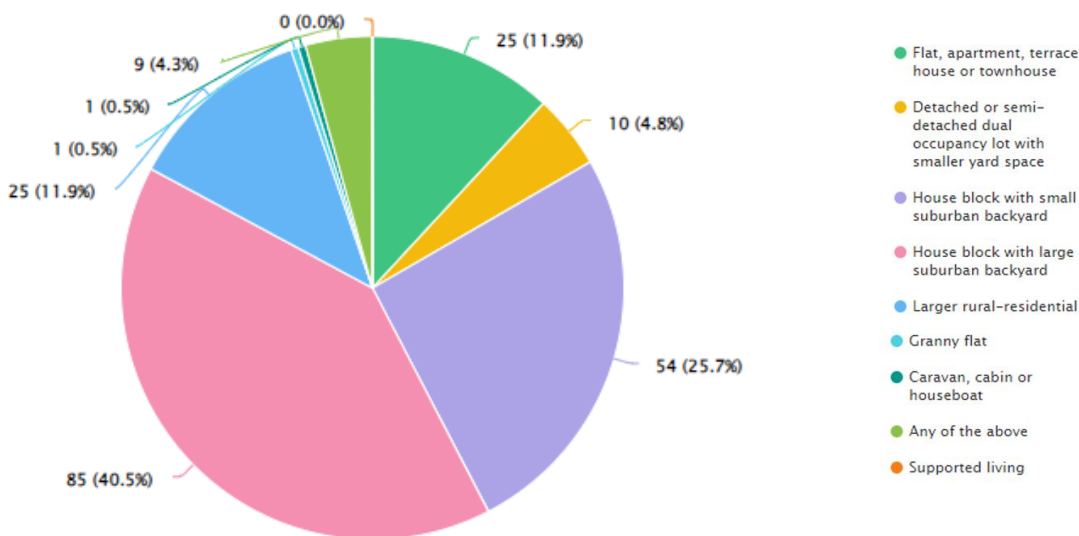


Figure 3: Current housing preferences – online survey responses

Housing values

When finding somewhere to live, the highest ranked 'important factors' for survey respondents were:

1. Cost of living (i.e. affordability)
2. Long term security
3. Size of property
4. Natural outlook (e.g. garden, bush, beach, bay)
5. Easy maintenance.

Future housing need

Nearly 38% of survey respondents indicated that their current home suits their long-term needs, but there were still a significant number who would like to upsize (18% of total respondents) or downsize (20% of total respondents). The remainder (25% of total respondents) were unsure.

Of those who indicated they may need to upsize or downsize, most (75%) were not confident of finding their new type of home in their current suburb. Availability and affordability were the major concerns for people downsizing and upsizing. Survey respondents wishing to downsize were disappointed by the lack of well-designed townhouses and terrace houses as well as single storey duplexes. Families looking for larger backyards considered there to be decreasing availability due to subdivision and smaller lot sizes of new estates.

Housing affordability

Most respondents had been touched by housing affordability issues in some way:

- 56% of total survey respondents know someone who is experiencing rental or mortgage stress
- 13% of total survey respondents were experiencing rental or mortgage stress themselves.

"I have some single mother friends with children who are considering sharing because they can't afford to live alone much longer." – survey respondent

The potential to share housing was a theme across several demographics but particularly among families.

"Our plan is to convert our current large house into multigenerational living. Our kids and their future families can live here as they need to and we will have a smaller part of the house as an apartment." – survey respondent

Nearly 63% did not think the next generation will be able to afford to live in the Redlands when they become adults.

Verbatim survey feedback also suggests some concern for ageing older residents. Some worry that if they sold their house, they would not be able to buy back into the market again.

"Worried that with living on a set income we will no longer be able to continue to afford the upkeep and maintenance on our current house. No financial institution has even considered options for retired persons in the housing market." – survey respondent

Many survey respondents were of the view that more government-owned public housing is needed to help people in desperate housing need with a preference expressed in verbatim comments for public housing to be interspersed throughout suburbs, not concentrated in one area.

Environmental impacts

Verbatim survey comments revealed concern about the potential environmental impacts of some planned developments. This included the Toondah Harbour priority development area (PDA). There is also a perception by some that the proposed Toondah Harbour development will do little to address affordable housing.

Future housing supply

Asked where more housing was needed, survey respondents commonly nominated the following areas:

- Capalaba
- Cleveland
- Thornlands
- Alexandra Hills
- Birkdale.

Types of housing needed

Survey respondents were asked what types of housing was needed in the Redlands and were able to nominate multiple options from a list of typologies. Detached or semi-detached dual occupancy lots with smaller yard space were most commonly thought to be required to cater to housing needs (refer Figure 4). Flats, apartments, terrace houses and townhouses, as well as house blocks with small suburban backyards were also thought to be needed.

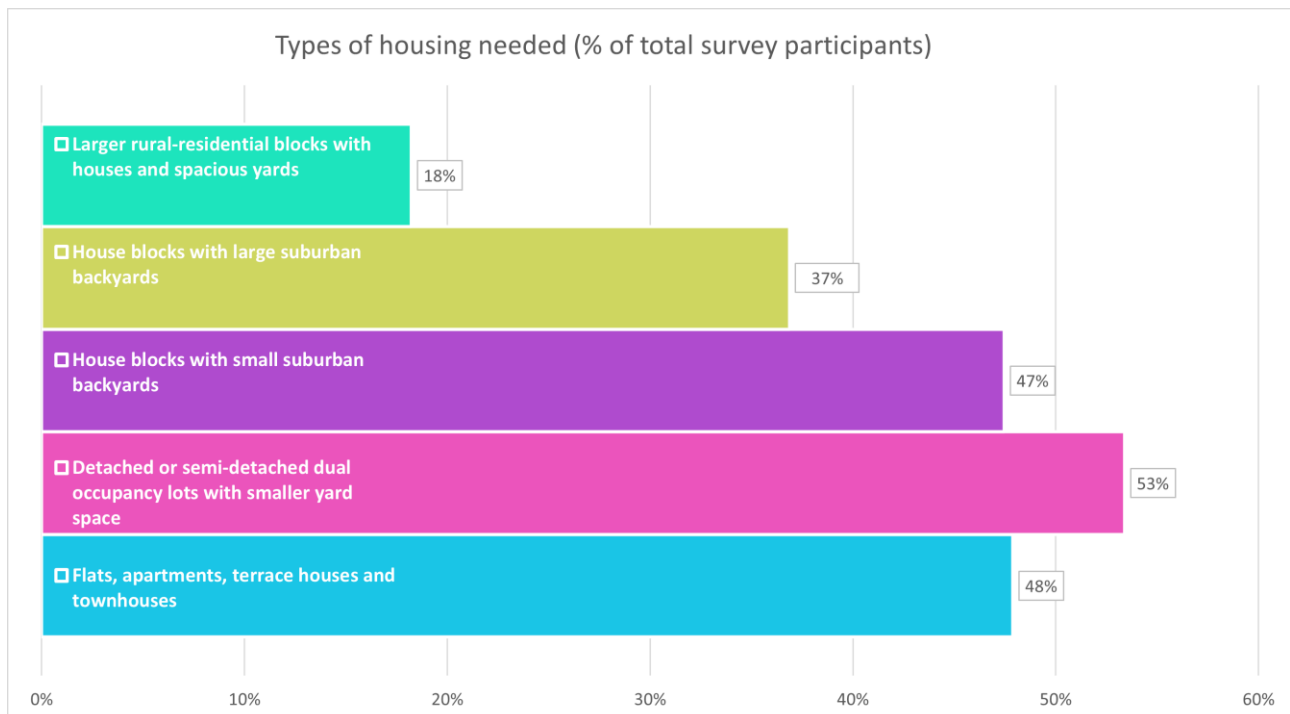


Figure 4: Types of housing needed - online survey responses

Notably, there were differences between age groups regarding the types of housing that respondents thought was needed in the Redland area. The most commonly nominated housing type thought to be needed by age group, is listed below:

- 75 years and over - Flats, apartments, terrace houses and townhouses
- 65-74 years - Detached or semi-detached dual occupancy lots with smaller yard space
- 55-64 years - Detached or semi-detached dual occupancy lots with smaller yard space
- 45-56 years - Detached or semi-detached dual occupancy lots with smaller yard space
- 35-44 years - Flats, apartments, terrace houses and townhouses *and* house blocks with large suburban backyards
- 25-34 years - Flats, apartments, terrace houses and townhouses
- 18-24 years - House blocks with small suburban backyards.

Planning for the future

Top ranking factors that survey respondents considered important for planning for the future of the Redland area were:

1. Natural environment (bushland, wetlands, marine, open space and scenery)
2. Open green space and scenic views
3. Affordability of housing
4. A relaxed, coastal lifestyle
5. Convenience of living close to services and facilities.

Verbatim comments revealed a desire for planning to carefully consider the preservation of trees and habitat, along with sensitive building design.

“The importance of keeping trees for koalas, coastal wetlands must be forefront in planning decisions.” – survey respondent

Desire to protect and preserve the natural environment extended beyond maintaining public bushland and ecologically important areas, with many survey respondents keen for planning mechanisms to maximise tree coverage within suburbs.

Infrastructure

Many survey respondents expressed the view that improved infrastructure for the Redland area is required, preferably ahead of any significant growth of housing supply. Infrastructure improvements commonly requested were:

- Transport (including a busway from Brisbane, duplication of the Cleveland train line)
- Road widenings
- Improved sewerage network
- Expand hospital and health services.

There was some desire for housing and transport planning to be undertaken concurrently.

“Whatever form future development might take, appropriate infrastructure needs to come first.” – survey respondent

3.4. Focus groups

A series of four focus groups facilitated deep-dive discussions with the community about current and future housing in the Redland area. In contrast to the survey, which was a self-selected sample, focus groups utilised random samples of key housing lifecycle groups, selected to be

demographically reflective of the Redland LGA across age groups, gender and income levels as well as household structure and employment.

The table below summarises the focus groups conducted.

Table 3: Focus group participation

Life stage group	Date	Attendees
Starting out Younger people who still live at home with their parents, rent or share a house having never owned a residential property, as well as those that have recently purchased their first home.	31 May 6-8pm	13 participants
Singles and separators with children One adult in a dwelling with one or more children in their care for at least two days every week.	1 June 6-8pm	10 participants
Couples with children Two adults in a dwelling with one or more children in their care for at least two days every week.	6 June 6-8pm	12 participants
Empty Nesters One or two adults in a dwelling with no children or persons in their care living with them.	7 June 4-6pm	14 participants

Each of the groups detailed the housing challenges in the Redlands particular to their life stage and explored opportunities for housing supply and diversity in the future. The groups provided initial, unprompted feedback and then deliberated on information presented by experts.

Key themes across all market segments emerged about what people love about living in the Redlands. These valued features are illustrated in Figure 3.



Figure 5: Things to love about living in the Redlands – Menti polling - Focus group participants (combined)

Across all focus groups there were some recurring themes about housing and diversity:

- A house with a yard is considered highly desirable
- There is concern for those in need and in poor housing situations
- Apartments need to be in the right location and designed with a market in mind
- The community has limited experience of terrace, row or town houses
- There is a shared view of what is considered a small lot (400sqm or less)

- Trees and bushland on private land are highly valued and there is a desire to consider the sum of the parts in relation to any clearing
- There is a desire for a big-picture, holistic planning for future development
- Buildings should be designed for the climate and for living
- Communal and group living situations are accepted as part of the housing mix.

At the end of each focus group, participants were asked to complete an exit poll about housing supply and diversity. The collective responses from all four focus groups are below.

- Most focus group participants strongly agreed or agreed that **more housing supply would benefit residents.**
- More than three quarters of focus group participants strongly agreed or agreed that **more diverse housing would also benefit those who live in the Redland area.**

Key themes also emerged about people’s housing needs (summarised in Figure 5) with many highlighting their need for space and access to schools and transport.



Figure 6: Housing needs – Menti polling - Focus group participants (combined)

3.5. Stakeholder workshops

To leverage local knowledge and gain a deeper understanding of the Redland housing situation, two stakeholder workshops were held during the consultation period. Around 30 community and interest groups were invited to nominate representatives to attend the Community Workshop and around 15 organisations were invited to nominate representatives to attend the Business and Industry Workshop.

In total, 15 organisations had representatives at the workshops. The format for the meetings was a mix of briefing sessions, table discussions and group discussions. Representatives contributed their ideas and insight into planning for housing in the Redland City LGA. Opinions on housing supply and diversity were wide and varied but broadly aligned with feedback received via other feedback channels.

The table below summarises the stakeholder workshops held.

Table 4: Stakeholder workshop attendance

Location	Date	Attendees
----------	------	-----------

Grand View Hotel, Cleveland	<i>Monday 12 June 2023, 4-6pm</i>	<i>8 community and advocacy representatives</i>
Grand View Hotel, Cleveland	<i>Tuesday 13 June 2023, 1-3pm</i>	<i>9 industry representatives</i>

Community workshop

The community workshop focused on the need to protect the rights of existing residents and to plan to ensure the “essence” of the Redlands is not lost to growth and housing densities. Environmental sustainability and ecological protections were strong themes of the workshop as was the need to look after the most vulnerable in the community.

The depth of feeling toward the need to manage growth was stronger from some community groups and there was an overarching desire for the government to focus on ensuring existing residents were adequately housed.

Requests related to planning for housing supply and diversity included the desire for:

- Holistic and ‘big-picture’ planning for the Redlands
- Planning of the Housing Supply and Diversity Strategy to be prepared in consultation with the Department of Housing who are experts in the provision of public housing and not simply as an urban planning project, prepared in isolation
- Queensland Government to meet separately with Indigenous elders to discuss specific First Nations housing needs in the Redlands
- Support for people going into social housing is needed to ensure successful tenancies
- Improved roads and public transport to combat growing congestion and keep up with housing to accommodate growth
- Land to be zoned specifically for protection to ensure it really is protected – mostly to support koala populations, but also for broader environmental protections in perpetuity
- Consideration of road/transport corridors and higher density development so it does not “cut across” local communities or dissect koala habitat
- Opportunities for significant habitat, nature tourism and farming to be considered alongside planning for housing to ensure those values are not lost to housing development
- Community / public housing to be mixed through with private housing to avoid enclaves and social issues.

Decisions about Priority Development Areas (PDAs) were a source of some concern at the community workshop. Several participants at the meeting expressed dissatisfaction with the planning instrument, due to a perception that it does not properly consider local views.

Business and industry workshop

Input and insights provided by industry and business varied slightly. Business representatives were keen to highlight the need to consider employment opportunity (tourism in particular) in planning future land use of the Redlands. Business noted the need for certainty over what infrastructure would be delivered and increased short stay accommodation, particularly in the south of the mainland. University access and student accommodation was also an issue for business as tertiary students relocate due to lack of housing and transport.

Industry representatives at the workshop were supportive of intervention in the housing strategy for the Redlands and several attendees shared the view that housing had become overly politicised in the area. They stated a desire for a higher level of certainty, particularly in relation to the provision of infrastructure. Road congestion was noted as a particular issue.

Industry attendees described issues with the value chain in the region and noted trade labour shortages and land supply are significant issues.

Refer to Section 6 for more detail about specific ideas for input into the Strategy.

3.6. Listening Post events

The Listening Post events provided an opportunity for face-to-face engagement for those who sought in-person conversations, but they also provided a promotional opportunity to intercept people walking by and engage them in the project.

Listening Posts were largely held in high traffic areas of shopping centres. Promotional material was used to attract attention over a 90-minute period. The events were staffed by 4-5 team members, a mix of engagement consultants and the project team.

Conversations ranged from short explanations about what the Strategy aims to achieve, to long and in-depth discussions lasting more than an hour. On average, conversations at Listening Post events were 15-20 minutes in duration.

The table below summarises the Listening Post events held.

Table 5: Listening Post event attendance

Location	Date	Attendees	Intercepts / Conversations
Capalaba Park Shopping Centre	Saturday 10 June 2023, 10-11.30am	39 members of the community (including 1 Redland City Council Councillor)	11 feedback forms 1 physical survey
Victoria Point Shopping Centre	Saturday 17 June 2023, 10-11.30am	93 members of the community	12 feedback forms
Cleveland Shopping Centre	Saturday 24 June 2023, 10-11.30am	57 members of the community (including 5 Redland2030 members)	6 feedback forms 2 formal submissions

An additional session was also held at short notice at the Mount Cotton Scout Hall on Thursday 22 June 2023 from 3pm to 4.30pm, however there were no attendees.

Community members who attended the Listening Post events discussed both challenges and opportunities for housing in the Redland area. Overwhelmingly, attendees acknowledged there was a housing issue with several people emotional about seeing people living in their cars nearby. The answer to housing need for many Listening Post attendees was to:

- Allow granny flats for multigenerational living
- Provide areas for people to build tiny homes
- Locate apartments close to transport
- Build more government-owned social housing.

There was considerable concern about seemingly uncontrolled and unplanned “block splitting” throughout nearly all suburbs. Some people were concerned that there was little certainty about what can or will be built where, with several people describing fears of apartments being built next to single dwellings and having people “peering into their backyards”. There was some interest in unconventional options to redevelop large homes on large blocks to be suitable for sharing without the need to clear land or reduce yard size with subdivisions.

There was a desire for holistic planning and to understand plans for the growth and development of the Redland area. Most people were optimistic, or at least hopeful that there is a better way to make sure people have homes while maintaining the area’s unique open space and bushland atmosphere.

3.7. Story tool

Some people prefer to provide feedback based on personal experience. To cater to this preference, the engagement program offered the opportunity to submit “Housing Journey Stories”. Stories could be submitted online on the project web page or via a handwritten postcard submitted at Listening Posts or uploaded as an image to the web page.

In total, only four stories were submitted. However, it should be noted that many people chose to tell their stories verbally to event staff at Listening Posts, rather than writing their story in their own words, and these were recorded in event reports. Many more consultation participants said they used the verbatim text boxes of the survey to share their story.

A recurring theme of personal circumstances shared was of the increasing unaffordability of rents and the difficulty finding rental properties. Among people who shared their personal stories fear and uncertainty about their future was common.

4. Overarching Key Themes

Feedback gathered from stakeholders and the community across multiple channels revealed overarching themes.

Desire to understand ‘big picture’ planning for the Redlands

- It was understood by most people that more housing supply is, and will be, needed and a recognition that increased housing diversity is required for the purposes of providing more affordable options and catering to diverse household needs.
- There was however a desire for the ‘big-picture’ for future development for the Redlands as a whole to be developed or explained.
- There was some discontent with ‘ad hoc’ and indiscriminate subdivisions throughout all suburbs, seemingly with no overall plan as to how this relates to Redlands as a whole.
- Allowing apartments next to existing detached houses was viewed as unacceptable (occasionally cited as “disrespectful”) by some in the community for its impact on existing residents.
- Many people are hopeful that the government is planning to provide necessary infrastructure ahead of any significant growth in housing in the Redland area.

Concern for those in need of housing

- It was accepted that an increasing number of people are experiencing difficulty finding a home in the Redlands, with most concern focused on those trying to find, afford and keep rental accommodation.
- Engagement participants struggling most with housing availability, affordability and security were one parent families.
- There was discontent in segments of the Redland community about releasing and/or fast-tracking land and developments that cater to the \$1.5m+ end of the housing market. It was argued that this only serves to bring new people into the city rather than homing Redland residents in need.

Appropriate design and location

- One parent families expressed a willingness to live in apartments but reported that it is difficult to find apartments designed or managed for their needs.
- Some parents of adult children noted they are considering purchasing a 1-2 bedroom unit for their children to “set them up” but that there is minimal availability.
- Dense living in the Redlands was currently seen to have limited “upside” compared to Brisbane and the Gold Coast. The usual benefits of apartment living over a house with land – being close to work, transport, entertainment and shops – are not common-place in Redland.
- There was minimal interest in apartment living by the 50+ age group. However, some older people said they would like to downsize to a detached house with a slightly smaller yard but reported this as financially unviable.
- Apartments more than 4-6 storeys was considered high-rise by many engagement participants.
- During the engagement, some negative views toward high-density public housing apartments were expressed by both the general community and by those relying on public housing.

- Apartment blocks were considered a haven for antisocial behaviour and drug use due to poor onsite management and unsuitable building design.
- There was some acceptance of private sector apartment complexes being located near existing town centres and transport nodes.
- Most people expressed a desire to ensure that public housing is interspersed throughout existing suburbs and located close to transport.

Terrace and row houses

- Few Redland residents considered housing diversity beyond block size of detached dwellings and unit complexes. Some also consider granny flats, tiny houses and to a much lesser extent townhouses, as representing diversity.
- Housing options with party walls and discreet gardens were not a familiar concept.
- There was some demand for duplexes and town houses with back yards.

Backyards are desirable

- Redland lifestyle is synonymous for many with living in a detached dwelling with a yard. The opportunity to live in a house with a backyard (often a large backyard) is cited by many as the reason they choose to live in the area.
- Everyone from young people starting out, to one parent families, to empty nester couples and older people downsizing reported a desire for a detached dwelling house, unless they can't afford it. This is mostly to accommodate lifestyle – children play area, dogs, boats, caravans, additional cars and hobbies.
- “Space” is highly valued – private yard space, communal greens and easy access to natural bushland areas.
- While there is some acceptance of the need for additional housing supply and increased diversity, the Redland community is looking for innovative, environmentally sustainable and community-focused ways of growing.

Shared view of what is considered ‘small’ and ‘dense’

- 400sqm was considered as being a small lot in the Redlands and there is limited interest from the general community in seeing lot sizes routinely smaller than this.
- In contrast, many in the development industry thought that minimum lot sizes should be decreased, particularly around centres.
- A small number of people struggling to “get into” the property market reported a desire to be able to buy a smaller lot of land for the purpose of locating their home. They considered this option the only way they could ever afford true housing stability, free from the insecurity of renting.
- Importantly, the Redlands community had their own (mis)interpretation of the term ‘high density’. Suburbs with single detached dwellings on 400sqm were widely described as ‘high density’. In fact “wall to wall living” on “long and skinny” lots was seemingly more a source of dissatisfaction from the community than duplexes, townhouses or apartments.

Vegetation should be considered as a sum of its parts

- There was an acceptance by most people that more housing is required to ensure people have access to homes but with a reluctance to accept any reduction in vegetation to achieve this goal.
- Trees and bushland on private land were highly valued and there is a desire to consider the sum of the parts in relation to clearing.
- The desire to protect vegetation was underpinned by the need to protect habitat for native fauna, preserve private land connections with wildlife corridors and maintain scenic amenity.
- Impact on vegetation (closely followed by traffic congestion) was the most observed indicator that the area has grown and was perceived by some as symptomatic of unsustainable growth.
- The removal of trees on private property to accommodate subdivision and “block-splitting” was a common cause for concern.
- Environmental and community advocates desire Redland to “do things differently” to other SEQ areas to maintain their nature-based competitive advantage.
- Some expressed a desire for building rules to ensure that subdivisions of larger blocks were designed around maintaining existing trees and sustainable development.

Wetland ecosystems and marine life health are important

- Boating and fishing and living near the ocean were listed as some of the main reasons residents love living in the Redlands, and many respondents were knowledgeable about the local marine environment.
- Many respondents seemed educated about aquatic ecosystems and strongly believed that impacts on marine wetlands should be considered more thoroughly in the planning process.
- There is a view by some that the impacts of rising sea levels, changing climate and increased flooding have not been properly considered in recent planning decisions in the Redland area.

Quality of building design and landscaping impact

- Sustainable design was important to the community to protect the environment and also to reduce the cost of living for those in affordable housing (e.g. energy efficiency by providing clothes lines that get direct sunlight).
- Affordable housing is viewed by many in the community as often being substandard in terms of design and building materials used.
- Building design and landscaping is critical to acceptance of subdivisions and apartment complexes.
- Development industry representatives suggested there is potential for a merit-based system that rewards good design.

Diversity of housing

- A diversity of housing within the region was recognised as necessary but diversity within individual suburbs and neighbourhoods was not top of mind.
- There was an acceptance of finding certain types of housing in certain suburbs rather than within one suburb or locality.

- For those that anticipate having to change their housing type within the next five years there is concern about fulfilling their housing needs in the Redlands, not necessarily in their specific suburb.

Communal and group living are accepted as part of the housing solution

- There was some interest in detached dwellings that are better designed for shared and communal living, suitable for older persons, empty nesters, young people starting out or single parent families to share rent.
- The rise in property prices has necessitated shared living for some and there was interest in seeing more detached (not attached) dwellings designed specifically to meet this house sharing need, for example multiple bathrooms would be required.
- The traditional family home is also being relied upon to house and fund future generations with many reporting an intention to build a granny flat or additional dwellings on their property.
- There is interest in financially viable “village or park” options for empty nesters to downsize (including from the islands) that allow a continuation of lifestyle e.g. private and communal gardens, places to park caravans and boats, sheds and space for hobbies.
- Master planning around greenspace and the introduction of villages catering to particular needs was a commonly expressed aspiration. For many, diverse new greenfield developments should be akin to villages and include large village greens for shared communal space and other self-contained employment, services and facilities (where appropriate), to compensate for additional density.

Each of the overarching key themes of input from the engagement will be carefully considered as part of the development of the draft Strategy.

5. Segmented feedback

The Redland community is diverse and so were the views and ideas shared as part of the engagement. The section below provides an overview of the nuanced and varied feedback from various market segments, across feedback channels.

5.1. Community input

The community expressed a wide variety of views toward future housing in the Redlands. There were however some common themes depending on participants' housing life stage. Segmented community feedback was gathered by demographic indicators in the survey. Issues specific to housing lifecycle was also explored in more depth via segmented focus groups.

There is no absolute definition for housing life stages. As per the list below, four common housing life stages for the Redland area were probed. It should be noted that these community segments are not inclusive of the entire housing life cycle.

- Starting out – Younger people who still live at home with their parents, rent or share a house having never owned a residential property, as well as those that have recently purchased their first home.
- Singles and separators with children – One adult in a dwelling with one or more children in their care for at least two days every week.
- Couples with children – Two adults in a dwelling with one or more children in their care for at least two days every week.
- Empty nesters – One or two adults in a dwelling with no children or persons in their care living with them.

Feedback from community segments is summarised below.

Starting out

People starting out in the housing market had different views about planning for housing than residents who were more established in the property market.

Many focus group participants who were 'starting out' described their current living arrangement as a stepping-stone toward where they want to be in the future. Some reported temporary living arrangements such as house sitting, staying with friends or living with their parents to save up for their own home. Others reported these same temporary arrangements while struggling to find a place to rent.

- Most Starting Out focus group participants thought that more housing supply would benefit residents and a majority agreed that more diverse housing would also be beneficial.

Focus group participants reported that their housing life stage requires additional housing that considers:

- Raising families (access to recreation, parklands, natural areas, larger blocks, school options)
- Entertainment and employment options (particularly to offset or justify greater density of living)
- Affordability (Ipswich has overtaken the Redlands as the affordable area)
- Rental opportunities (particularly for those with pets).

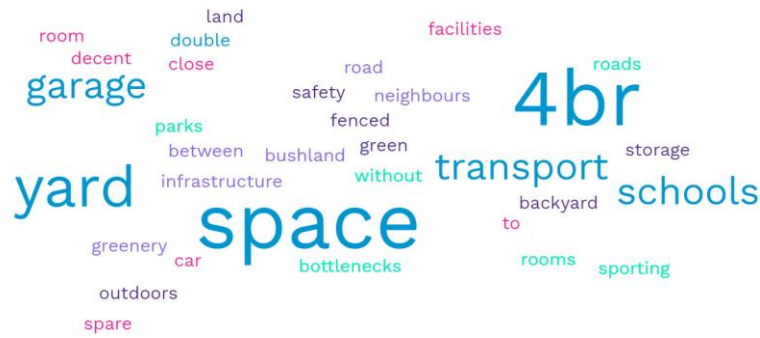


Figure 7: Housing needs for current life stage – Menti polling - Focus group participants (Starting Out)

Several focus group participants explained that part of the attraction of the Redlands is the type of housing offered there. Some noted that if they wanted to live in a large apartment block they would move closer to Brisbane or the Gold Coast for the associated benefits of convenience, entertainment and services. Those participants who had grown up in the Redlands and returned to buy or rent independently had done so seeking space and lifestyle that is unaffordable in Brisbane and the Gold Coast.

While the Starting Out focus group were more focused on low density housing options, survey respondents in younger age groups were less concerned about housing typology and far more concerned with affordability of any type of accommodation.

“There are so few apartment or flat options in Redlands, and the ones that exist are super expensive or made for an investor-type market rather than home buyers. Even buying small houses is becoming increasingly difficult due to the fast increase in housing prices, and the lack of affordable housing in Redlands.” – Survey respondent

Singles and separators with children

Many participants who were singles and separators with children reported that their current living arrangement was by necessity, not by choice. Participants of this segment reported a lack of housing supply. There was a diverse range of housing situations including renters, homeowners, staying with parents and supported accommodation.

- A majority of participants of the Singles and Separators focus group thought more housing supply would benefit residents and agreed that more diverse housing would also be beneficial.

Focus group participants explained that their market segment requires housing that caters to:

- Affordable 2-3 bedroom dwellings
- Quality housing being prioritised over typology, including safety, privacy and building management
- Affordable housing apartment complexes being safe to raise children
- Easy access to schools.

Despite wanting and needing more housing, this community segment still wished to see the natural environment prioritised, explaining that access to nature improves well-being and is a benefit to raising a family.

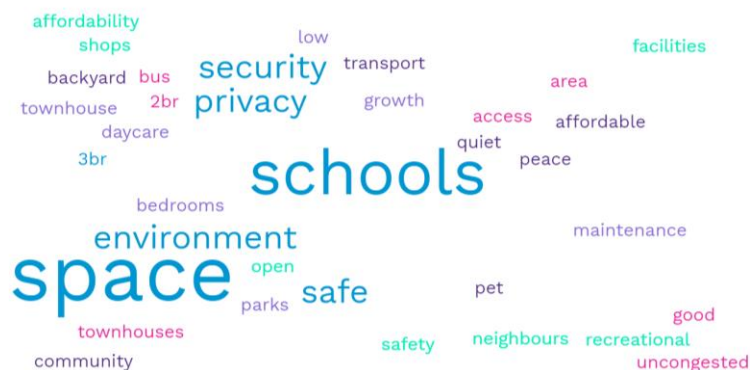


Figure 8: Housing needs for current life stage – Menti polling - Focus group participants (Singles and Separators with Children)

Couples with children

Participants of the Couples with Children focus group reported that they mostly lived in detached dwellings with a large yard, or with acreage. Many participants noted that they had adult children living at home with them who are struggling to find or afford their own home and felt a responsibility to look after their housing needs. Most had moved to the area because they recognised the Redlands as a good place to raise children, with access to schools, large homes and large blocks. Most participants recognised that their housing needs would change over time, particularly as their children grew. Most participants agreed that there is currently a lack of housing supply to meet demand in the Redland area and they worry about affordability of homes for their children.

- Most Couples with Children focus group participants agreed that more housing supply was needed and a vast majority agreed that more diverse housing would benefit those who live in the Redland area.

The Couples with Children community segment were quite specific about what they thought was needed when it comes to planning for housing in the Redlands. Importantly, they sought integrated and holistic planning to deliver housing, yet protect and enhance lifestyle in the Redlands.

Participants reported that their market segment requires housing that:

- Provides “space” both in the neighbourhood and spaciousness of their residences
- Ensures continued availability of larger blocks in the housing diversity mix
- Considers boating and fishing lifestyles including access and housing with storage space
- Delivers tight-knit communities with access to smaller community shopping centres
- “Avoids the rat race” of Brisbane
- Offers relaxed living among bushscapes and streetscapes with character, trees and greenery important for visual appeal, wildlife and cooling
- Provides continued easy access to Brisbane and Gold Coast
- Considers off-road parking availability, for at least two cars
- Prioritises sustainability of living with airflow, sunlight and space for clothes to dry in mind
- Contributes to the strategic planning of neighbourhoods.

Focus group participants were also specific about what they did not like about new housing:

- Dislike of “long and skinny” block divisions, living “wall to wall”
- Trees are lacking from new estates.

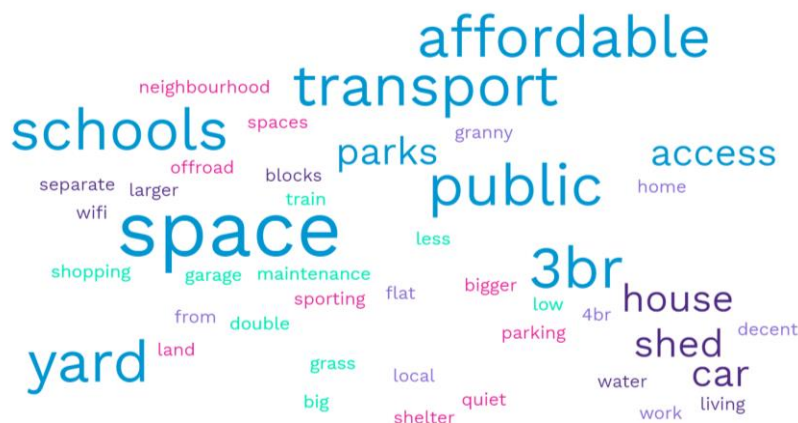


Figure 9: Housing needs for current life stage – Menti polling - Focus group participants (Couples with Children)

Empty nesters

The views of focus group Empty Nester focus group participants varied significantly from the other focus groups. Participants who were Empty Nesters reported that they had lived in their current house for many years, some for decades. Many in the older demographic were nostalgic for the Redlands of decades past and noted that much change had occurred over the past 15 years with an increase to pace of living in the area.

*“The Redlands of 38 years ago was perfect and yes times change but it has been overdeveloped.”
– Focus group attendee*

- Less than half of Empty Nester focus group participants agreed that more housing supply would benefit residents. Most did however agree that more diverse housing would be beneficial.

While some participants were open to downsizing, the vast majority had no desire to change the type of house they would live in. Most considered space as a necessity for their lifestyle, for gardening, sheds, caravans and boats. Many were currently supporting adult children and grandchildren to varying degrees.

Participants reported that their market segment requires housing that caters to:

- 800sqm+ lots being the preferred standard
- Less subdivision with a preference for selective placement of units
- Access to shops and services such as hospitals
- Intergenerational living, with granny flats considered a solution to housing supply.



Figure 10: Housing needs for current life stage – Menti polling - Focus group participants (Empty Nesters)

“I feel that the small block sizes do not suit us and that the Redlands has already been over developed.” – Survey respondent

There were some focus group participants and survey respondents that reported that the type of housing they require to downsize is not available.

“As I reach retirement, I would prefer a housing choice somewhere between detached houses and apartments. High quality terrace / townhouse options are too far and few between in the Redlands...” – Survey respondent

The Empty Nesters focus group discussed their hope that additional housing supply would positively contribute to building and maintaining community and some expressed generalised views that some developers have had an “all take and no give” approach in the Redland area.

5.2. Stakeholder input

Segmented stakeholder feedback was gathered via association indicators in the survey. Issues specific to stakeholder interest was also explored in more depth via stakeholder workshops. Some stakeholders also provided additional input via email.

Feedback from stakeholder segments is summarised below.

Community groups

The input of community groups into the Strategy was gathered via survey and a community workshop. Survey respondents representing community groups indicated that they think detached and semi-detached dual occupancy lots with smaller yard space was preferred to cater to housing needs. Capalaba was most identified as an area in need of more housing supply, with Alexandra Hills also being frequently nominated. Cleveland CBD was also mentioned by several respondents.

Many community groups who participated were motivated by sustainability and environmental concerns.

One community group that was particularly engaged with the project was Redlands2030, a local community action network. The group contributed to a stakeholder workshop and undertook an independent survey of their membership. A total of 75 Redlands2030 surveys were received and considered as part of the engagement. Most members were from Cleveland, however Birkdale, Redland Bay and Thornlands was also represented by respondents. Redlands2030 members want thoughtful planning in consideration of the environment and existing communities. Many members accepted that more housing supply and more diversity in housing stock is needed but had many caveats to their support including:

- Need for social housing dwellings to be interspersed within established areas that are well connected to transport
- Protect trees and habitat
- Improved road network to accommodate any future growth
- Infrastructure (e.g. water, energy and sewerage) should be provided before any significant increases in housing supply
- Consider sustainability, energy efficiency and future impacts of climate change (e.g. sea level changes and flooding) as part of the housing supply planning process.

“There is a need for housing. Depending on area, we need a balance of type. Where there are existing homes, no apartments should be built. Townhouses could be in the mix. New houses need to be built where infrastructure allows. Either existing or new infrastructure.” – Redlands2030 survey respondent

Business

Survey respondents representing commercial entities thought that Victoria Point was most in need of more housing supply, along with Wellington Point, Thornlands and Cleveland. Housing diversity needs were identified in Capalaba and to a lesser extent Cleveland, Ormiston, Alexandra Hills, Victoria Point, Wellington Point and Birkdale.

Business respondents thought that detached or semi-detached dual occupancy lots with smaller yard space were needed to cater to housing needs along with flats, apartments, terrace houses and townhouses. There was a general sentiment among respondents that greater density living is needed in the Redland area, but with consideration for the protection of green space, coastal and areas of cultural significance in the region.

“...There needs to be a suitable balance between opening up additional land for green field development and protecting core ecological values. The provision of additional housing in Redlands can't simply rely on infill development, particularly in the current climate of high construction costs...” – Survey respondent

The business community was also keen for the Strategy to consider ways to keep employment within the region, noting that people leave the area for work.

Development industry

Diversity in housing offering was seen as critical to the future of the Redlands by Development industry survey respondents. They considered that additional housing supply was needed in Capalaba, Cleveland and Thornlands, with Redland Bay, Victoria Point and Alexandra Hills also mentioned. Specifically, flats, apartments, terrace houses and townhouses were identified as the most needed housing type in the Redlands.

“Minimum lot sizes [should be reduced] existing are abnormally large for particular areas with excellent access to shopping, services and coastal amenity”. – Survey respondent

Subdivision of lots, rezoning and changes to minimum lot sizes were also mentioned as an opportunity to improve housing supply.

“As an Estate Agent ... I have come across properties within the urban footprint that could be more wisely used, where the zoning only allows for a minimum site size of 6000 sqm whereas if they were re-zoned could supply the needs to at least 15 families...” – Survey respondent

Some industry stakeholders believe that there is opportunity to achieve greater diversity by looking at what can be achieved in Medium Density Residential areas noting there is currently limited market for apartments in the Redlands. Freehold townhouses were raised by several representatives as providing potential for more affordable yet attractive housing options. Community titles were described as an issue for developers and buyers. Freehold townhouses provide an opportunity to “get into the market” and an attractive proposition for developers due to reduced costs and separating land and build costs.

Overarching planning priorities identified via stakeholder workshops included the desire for:

- Improved infrastructure including transport and infrastructure certainty
- Clarification of growth fronts and urban footprint issues
- Redland Housing Supply and Diversity Strategy to align with the South East Queensland Regional Plan
- Policy conflicts between the planning scheme and the *Environment Protection and Biodiversity Conservation Act 1999* to be resolved
- Increased council staff delegations to reduce politicisation of planning decisions and decrease approval timeframes therefore reducing hold costs
- Reduce the prescriptive application of Performance Based Planning as the approach can be arbitrary and improve the clarity of criteria in the strategic framework.

More specifically, the development industry thought the following actions could help deliver additional housing and increased diversity:

- Minimum lot sizes to be reduced from 400sqm to 300sqm to allow for subdivision of 600sqm lots
- Incentives for as-of-right development for developers and individuals
- Incentives (relaxation of building heights and density etc) for combining fragmented landholdings
- Reduced regulatory barriers for prefabricated construction
- Review zoning around villages/centres in Wellington Point, Ormiston, Thorneside and Victoria Point
- Increased density around transit nodes to unlock latent potential
- Update Design Guideline to be more contemporary
- Discount on infrastructure charges for large projects.

The wide variety of views shared by each of the stakeholder groups will inform the development of the Strategy.

6. Conclusion

Round 1 engagement for the Redland Housing Supply and Diversity Strategy was successful in prompting a conversation with stakeholders and the community about future housing need, understanding aspirations, and understanding challenges and opportunities for delivering housing in the area.

The engagement program achieved significant reach and strong participation rates, primarily via social media and the project website.

Stakeholder and community input from Round 1 engagement will be used to help develop the draft Strategy. There will then be more opportunity for people to provide additional input and feedback as part of Round 2 engagement on the draft Strategy.

Appendix 1 – Survey questionnaire

Redland Housing Strategy

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

Survey

Everyone needs a place to live, but everyone's housing needs are different. The Redland Housing Supply and Diversity Strategy will work towards ensuring there is diverse, accessible and more affordable housing in the Redland area. Completing this survey is your opportunity to help us plan for the future, by telling us about your changing housing needs and sharing what is important to you.

This survey will take around five minutes to complete.

Firstly, please tell us about yourself, and your housing journey so far

Every person's housing story is personal and is important to who we are as individuals, as families and as communities.

What is your connection to housing diversity and supply in the Redlands?

(Choose any one option) (Required)

- I am a resident of the Redlands
- I represent an industry body
- I represent a community group
- I represent a commercial entity
- None of the above

Answer this question only if you have chosen None of the above for What is your connection to housing diversity and supply in the Redlands?

Which local government area do you live in?

(Choose any one option)

- I live in Brisbane City Council area
- I live in Logan City Council area
- I live elsewhere in South East Queensland
- I live outside South East Queensland

Answer this question only if you have chosen None of the above for What is your connection to housing diversity and supply in the Redlands?

Would you like to live in the Redland local government area?

(Choose any one option)

- Yes
- No

Redland Housing Strategy

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What is your suburb?

(Required)

Please select 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

Redland Housing Strategy

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What best describes your current household situation?

(Choose any one option)

- Living alone
- Couple with no children
- Couple with dependent children
- Couple with independent children
- One parent family
- Group share house
- Multi-generational household
- Live with parents or with other family

What is your current housing situation?

(Choose any one option)

- I own my home with a mortgage
- I own my home outright with no mortgage
- I rent my home
- I board in my home with family or friends
- I am staying with friends or family on a temporary basis
- I don't currently have a home

What type of home do you currently live in?

(Choose any one option)

- House
- Semi-detached house or duplex
- Townhouse or terrace house
- Flat or apartment
- Granny flat
- Caravan
- Cabin or houseboat
- Supported living
- I don't currently have a home

Thinking of your current housing options, is it your preference to live in a:

(Choose any one option)

- Flat, apartment, terrace house or townhouse
- Detached or semi-detached dual occupancy lot with smaller yard space
- House block with small suburban backyard
- House block with large suburban backyard
- Larger rural-residential block with a house and spacious yard
- Granny flat
- Caravan, cabin or houseboat
- Supported living
- Any of the above

Redland Housing Strategy

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

When it comes to finding somewhere to live, what is important to you currently?

(Rank each option)

- Cost of living (i.e. affordability)
- Long term security
- Close to transport
- Size of property
- Easy maintenance
- Close to family
- Close to work
- Close to education and training
- Close to health services
- Close to shops
- Capital growth potential
- Natural outlook (e.g. gardens, bush, beach, bay)
- Proximity to the coast / waterfront
- Other

Note: Please select your top five priorities

Do you intend on purchasing your first home in the next 12 months?

(Choose any one option)

- Yes
- No

Answer this question only if you have chosen Yes for Do you intend on purchasing your first home in the next 12 months?

When you purchase a home, how important is it to you that you stay near where you live?

(Choose any one option)

- Very important
- Somewhat important
- Slightly important
- Not important at all

Answer this question only if you have chosen Yes for Do you intend on purchasing your first home in the next 12 months?

Thinking about your first home buy, is it your hope to purchase a:

(Choose any one option)

- Flat, apartment, terrace house or townhouse
- Detached or semi-detached duplex with smaller yard space
- House with small suburban backyard
- House with large suburban backyard
- Larger rural-residential block with a house and spacious yard
- Other (please specify)

Answer this question only if you have chosen Yes for Do you intend on purchasing your first home in the next 12 months?

Do you feel confident that you will be able to find the type of house you need in the Redland area?

(Choose any one option)

- Yes, I feel confident

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- Yes, I feel confident
- No, I don't feel confident

Answer this question only if you have chosen No, I don't feel confident for Do you feel confident that you will be able to find the type of house you need in the Redland area?

Can you please explain your concerns?

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Do you anticipate ever having to change the type of house you live in? e.g. upsize, downsize, change of lifestyle, accessibility needs.

(Choose any one option)

- Yes
- No
- Maybe
- Not applicable

Answer this question only if you have chosen Yes for Do you anticipate ever having to change the type of house you live in? e.g. upsize, downsize, change of lifestyle, accessibility needs.

Do you feel confident that you will be able to find the type of house you need in the Redland area?

(Choose any one option)

- Yes, I feel confident
- No, I don't feel confident

Answer this question only if you have chosen No, I don't feel confident for Do you feel confident that you will be able to find the type of house you need in the Redland area?

Can you please explain your concerns?

Answer this question only if you have chosen Yes for Do you anticipate ever having to change the type of house you live in? e.g. upsize, downsize, change of lifestyle, accessibility needs.

Do you feel confident that you will be able to find the type of house you need in the suburb you live in now?

(Choose any one option)

- Yes, I feel confident
- No, I don't feel confident

Answer this question only if you have chosen No, I don't feel confident for Do you feel confident that you will be able to find the type of house you need in the suburb you live in now?

Can you please explain your concerns?

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Do you think about upsizing or downsizing (i.e. moving to a dwelling that is bigger or smaller than where you live now)?

(Choose any one option)

- Yes, I'd like to upsize
- Yes, I'd like to downsize
- Maybe
- No, my current home suits my needs long term

Answer this question only if you have chosen Yes, I'd like to upsize for Do you think about upsizing or downsizing (i.e. moving to a dwelling that is bigger or smaller than where you live now)?

If you upsize, how important is it to you that you stay near where you live now?

(Choose any one option)

- Very important
- Somewhat important
- Slightly important
- Not important at all

Answer this question only if you have chosen Yes, I'd like to downsize for Do you think about upsizing or downsizing (i.e. moving to a dwelling that is bigger or smaller than where you live now)?

If you downsize, how important is it to you that you stay near where you live now?

(Choose any one option)

- Very important
- Somewhat important
- Slightly important
- Not important at all

Do you ever think about where you will live in retirement?

(Choose any one option)

- Yes
- No
- Maybe
- Not applicable/already retired

Answer this question only if you have chosen Yes for Do you ever think about where you will live in retirement?

Thinking about your retirement, is it your hope to:

(Choose any one option)

- Stay in your current home
- Lifestyle change e.g. tree change/sea change
- Downsize
- Move in with adult children
- Contribute to a granny flat build
- Access supported living
- Other
- Unsure

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Answer this question only if you have chosen Other for Thinking about your retirement, is it your hope to:

You answered 'other', please specify:

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Consider the housing situations of others in your community

Some people in our community are impacted by increased pressure on the private housing market, including people experiencing housing insecurity and homelessness.

Do you personally know of anyone who is experiencing rental stress or mortgage stress?

(Choose any one option)

- Yes, I myself am experiencing housing difficulties
- Yes, someone I know has told me about their housing difficulties
- No, I don't know of anyone experiencing housing difficulties
- Prefer not to say

Do you have any concerns about the housing needs of yourself or others?

(Choose any one option)

- Yes
- No

Answer this question only if you have chosen Yes for Do you have any concerns about the housing needs of yourself or others?

Can you please explain your concerns?

Do you believe it will be affordable for the next generation to live in the Redlands when they become adults?

(Choose any one option)

- Yes
- No
- Maybe

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Tell us your thoughts about planning in the Redland area

The Redland community has diverse housing needs. Planned and delivered in the right way, diverse housing can meet the diverse needs of the community and help provide liveable neighbourhoods.

When it comes to planning for the future of the Redland area, what is important to you?

(Rank each option)

- Relaxed coastal lifestyle
- Access to marine recreation of beach, bay and islands
- Open, green space and scenic views
- Natural bushland, wetlands and marine environment
- Quick and convenient commute to work or school, shops, services and community facilities
- Convenience of living close to services and facilities
- Character and streetscapes
- Building heights
- Minimal traffic congestion
- Affordability of housing
- Availability of housing for everyone in our community
- Easy access to school, shops, services and community facilities

Are there suburbs where you think more housing *supply* is needed?

(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
- Thameside
- Victoria Point
- Wellington Point

Are there suburbs where you think more housing *diversity* is needed?

(Choose all that apply)

- Alexandra Hills
- Amity Point
- Birkdale
- Capalaba
- Cleveland
- Coochiemudlo Island
- Dunwich
- Karragarra Island
- Lamb Island
- Macleay Island

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- Mount Cotton
- North Stradbroke
- Ormiston
- Peel Island
- Point Lookout
- Redland Bay
- Russell Island
- Sheldon
- Thornlands
- Thomeside
- Victoria Point
- Wellington Point

What types of housing do you think the Redland area might need more of to cater for housing needs?

(Choose all that apply)

- Flats, apartments, terrace houses and townhouses
- Detached or semi-detached dual occupancy lots with smaller yard space
- House blocks with small suburban backyards
- House blocks with large suburban backyards
- Larger rural-residential blocks with houses and spacious yards

Note: Tick all that apply

Do you have any other comments about planning for housing supply and diversity in the Redland area?

Note: Please keep your response to a maximum of 250 words

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

(Choose any one option)

- Yes
- No

Answer this question only if you have chosen Yes for Would you like to opt-in to receive further project updates?

Please leave your preferred email address for updates: