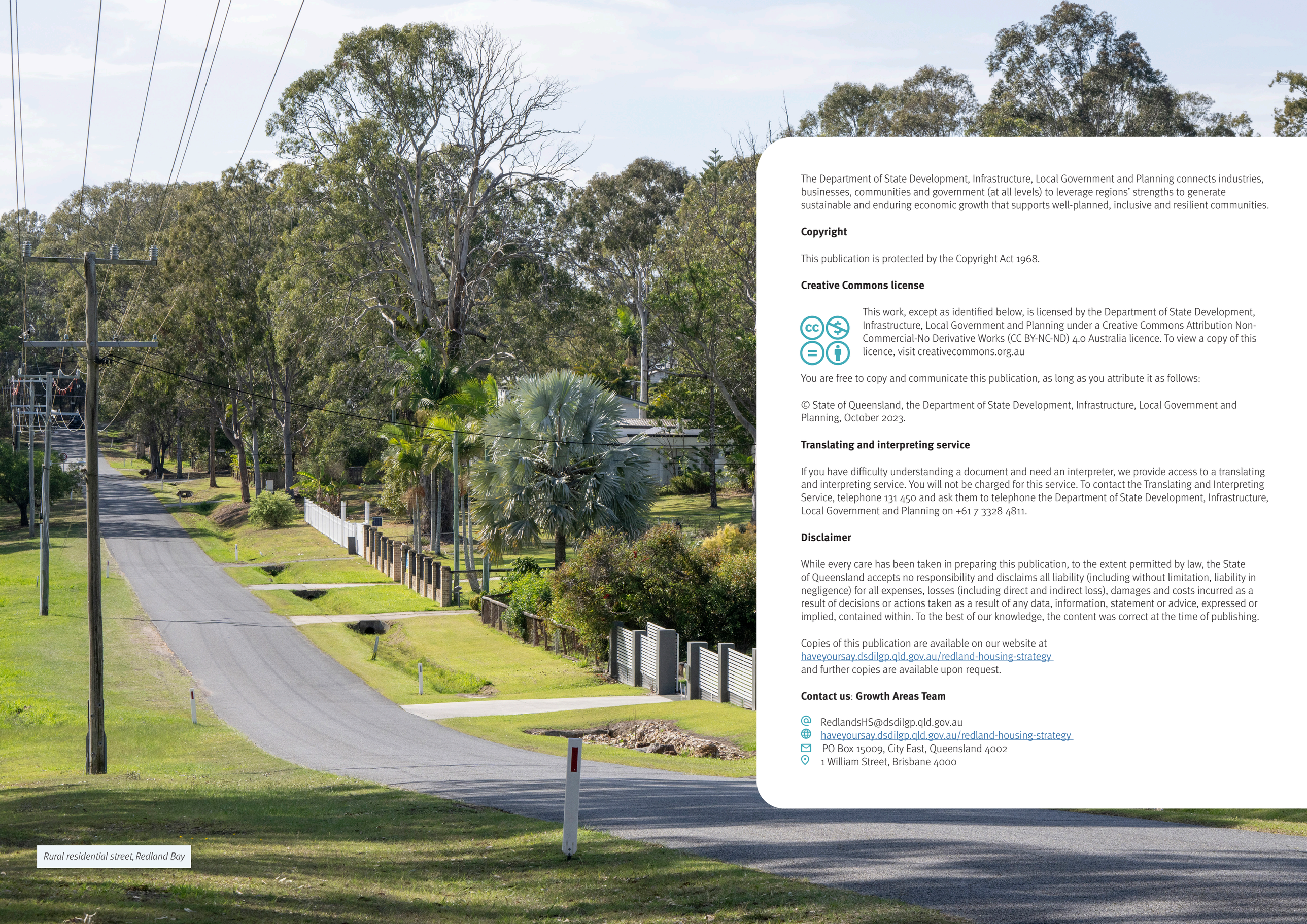
Draft Redland **Housing** Strategy

2023-2046

Queensland Government



Rural residential street, Redland Bay

The Department of State Development, Infrastructure, Local Government and Planning connects industries, businesses, communities and government (at all levels) to leverage regions' strengths to generate sustainable and enduring economic growth that supports well-planned, inclusive and resilient communities.

Copyright

This publication is protected by the Copyright Act 1968.

Creative Commons license

This work, except as identified below, is licensed by the Department of State Development, Infrastructure, Local Government and Planning under a Creative Commons Attribution Non-Commercial-No Derivative Works (CC BY-NC-ND) 4.0 Australia licence. To view a copy of this licence, visit creativecommons.org.au

You are free to copy and communicate this publication, as long as you attribute it as follows:

© State of Queensland, the Department of State Development, Infrastructure, Local Government and Planning, October 2023.

Translating and interpreting service

If you have difficulty understanding a document and need an interpreter, we provide access to a translating and interpreting service. You will not be charged for this service. To contact the Translating and Interpreting Service, telephone 131 450 and ask them to telephone the Department of State Development, Infrastructure, Local Government and Planning on +61 7 3328 4811.

Disclaimer

While every care has been taken in preparing this publication, to the extent permitted by law, the State of Queensland accepts no responsibility and disclaims all liability (including without limitation, liability in negligence) for all expenses, losses (including direct and indirect loss), damages and costs incurred as a result of decisions or actions taken as a result of any data, information, statement or advice, expressed or implied, contained within. To the best of our knowledge, the content was correct at the time of publishing.

Copies of this publication are available on our website at haveyoursay.dsdilgp.qld.gov.au/redland-housing-strategy and further copies are available upon request.

Contact us: **Growth Areas Team**

RedlandsHS@dsdilgp.qld.gov.au
haveyoursay.dsdilgp.qld.gov.au/redland-housing-strategy
PO Box 15009, City East, Queensland 4002
1 William Street, Brisbane 4000

Traditional Owners Acknowledgement

The Quandamooka People, the Traditional Owners of much of Redland Coast, have lived on, and cared for the lands and seas surrounding Minjerribah (North Stradbroke Island) for at least 40,000 years. We acknowledge Quandamooka Elders past and present and recognise their unique and ongoing spiritual and cultural connection with the land and waters of the area.

The draft Redland Housing Strategy 2023-2046 acknowledges this connection and need for ongoing engagement of Traditional Owners in maintaining and enhancing the health and wellbeing of Quandamooka people.

Contents

1.	**Introduction**	**8**
1.1	Why Prepare a housing strategy?	8
1.2	What is the purpose of this draft Strategy?	8
1.3	What does this draft Strategy aim to achieve?	9
1.4	What are the contents of this draft Strategy?	9
2.	**Redland City**	**10**
2.1	Snapshot of the Redland community	12
2.2	Ageing Redland population	12
2.3	Household structure in Redland	13
2.4	Employment for the Redland community	14
2.5	Health care and social assistance in the Redland community	15
2.6	Housing tenure and cost of housing in Redland	16
2.7	Social and Affordable Housing	18
3.	**Housing typologies in Redland City**	**20**
3.1	What are the housing types in Redland?	20
3.2	Who is living in what type of homes and where?	22
4.	**Community needs and values**	**24**
4.1	Housing supply	26
4.2	Long-term vision	27
4.3	Redland lifestyle	28
4.4	Environment	28
4.5	How is this draft Strategy responding to community concerns?	29
5.	**Policy context**	**30**
5.1	Queensland Housing Summit	30
5.2	Draft ShapingSEQ 2023 Update	31
5.2.1	Efficient use of land	31
5.2.2	Housing diversity	32
5.2.3	Gentle density	32
5.3	Social and affordable housing	32
5.4	Current Redland City Plan 2018 and proposed update	35
6.	**Analysis of potential housing supply in Redland City**	**36**
6.1	What does the analysis mean for housing in Redland?	38
6.2	Growth opportunities	40
7.	**Meeting the current and future needs of the community**	**42**
7.1	Greater diversity in housing typologies for Redland	45
7.2	Freehold title townhouse / terrace style development in Redland	46
7.2.1	How can freehold title townhouse / terrace style development support housing in Redland?	46
7.3	Continue to support the health precinct and all key workers	47
7.3.1	The health sector in Redland	48
7.3.2	How can these workers be supported in Redland?	48
7.4	First Nations peoples	49
7.5	Supply and diversity targets	50
7.5.1	What do the targets mean?	50
7.6	Neighbourhood character	51
7.7	High amenity areas in Redland	51
7.7	Development expected in high amenity areas	52
7.7.2	How can high amenity areas support needs and growth?	52
7.7.3	How can high amenity areas be accommodated in Redland?	53
7.8	Medium change areas in Redland	54
7.8.1	Development expected in medium change areas	54
7.8.2	How can medium change areas support needs and growth?	56
7.8.3	How can medium change areas be supported in Redland?	56
7.9	Low change areas in Redland	57
7.9.1	Development expected in low change areas	57
7.9.2	How can low change areas support needs and growth?	58
7.9.3	How can low change areas be supported in Redland?	58
8.	**Implementation Plan**	**60**
Actions to achieve improved supply and diversity in Redland City		61
9.	**Monitoring and reporting**	**68**
9.1 Housing Supply and Diversity Statement		68
10.	**Glossary**	**69**

1 Introduction

1.1 Why Prepare a housing strategy?

By 2046, housing needs in the Redland area will be different from what they are now. The Redland population is growing and evolving, and it is important that the local housing supply meets these changing demographics.

With more than 50% of dwellings in Redland having four or more bedrooms, there is limited offer in terms of smaller and more affordable housing types to meet the needs of people in a range of financial circumstances. There is currently a mismatch between needs and supply, with smaller households renting larger, more expensive properties due to limited choice, which contributes to an increasing proportion of Redland residents experiencing financial stress in relation to their housing situation.

Single family houses, Cleveland



1.2 What is the purpose of this draft Strategy?

This draft *Redland Housing Strategy 2023 – 2046* (draft Strategy) works towards ensuring that everyone in Redland has access to the type of housing they need, now and in the future. This draft Strategy responds to the action from the Queensland Government's Regional Plan for South East Queensland, draft ShapingSEQ 2023 Update (draft ShapingSEQ).

The Queensland Government is currently undertaking a targeted review of the current regional plan (*ShapingSEQ, 2017*) to respond to current housing pressures in the context of population growth and events since 2017 when the plan was first released. The draft ShapingSEQ requires South East Queensland local governments to identify how greater residential supply, diversity and affordability can be achieved to meet regional growth demands.

This draft Strategy acknowledges that achieving greater housing supply and diversity is not solely the responsibility of planning. Delivering greater supply and diversity requires support from all levels of government, not-for-profits, non-government organisations and the private sector.

Investment decisions and actions are made by all stakeholders in Redland. The purpose of this draft Strategy is to guide actions to support the increased delivery of greater housing diversity and supply. This draft Strategy identifies mechanisms to facilitate improved planning and encourage development that meets the needs, including cultural needs of the Redland community.

1.3 What does this draft Strategy aim to achieve?

This draft Strategy provides a pathway to achieve greater housing supply and diversity in the right locations, to meet the needs of both the current and future population of the Redland to 2046.

This draft Strategy recognises the desire of the Redland community to remain living within Redland throughout the various stages of their life and not be forced to move away from their support networks, family and friends. This will be achieved through the provision of housing options that meet people's housing needs at various stages of their life. Importantly, this will mean improving housing choice in key locations across the local government area.

1.4 What are the contents of this draft Strategy?

This draft Strategy has been prepared on behalf of Redland City Council by the Department of State Development, Local Government, Infrastructure and Planning (the Department).

This draft Strategy:

- outlines the existing housing context and emerging trends for Redland
- identifies the needs of the Redland community as captured through engagement, statistical analysis and future projections
- investigates housing supply and diversity in Redland and measures against the following state interests
- provides support to future amendments to the Redland City Plan 2018
- sets out a series of potential implementation measures to address the identified issues and achieve state interests
- provides a monitoring framework to measure the effectiveness of identified measures.

This draft Strategy has been informed by background and technical reports as well as the views of the community during the engagement undertaken in 2023

A summary of the needs, gaps and opportunities identified during the preparation of this draft Strategy is detailed in the Redland Housing Strategy background report.

2 Redland City

Redland is one of twelve local government areas (LGAs) that makes up the South East Queensland (SEQ) region. It contains unique economic, environmental and lifestyle characteristics which make it an appealing place to live.

Redland has numerous island communities, sensitive environmental areas, an expansive and iconic coastline, and a collection of unique centres and places. Ensuring a sustainable balance between urban development and the natural environment is key to ensuring liveability within the Redland area.

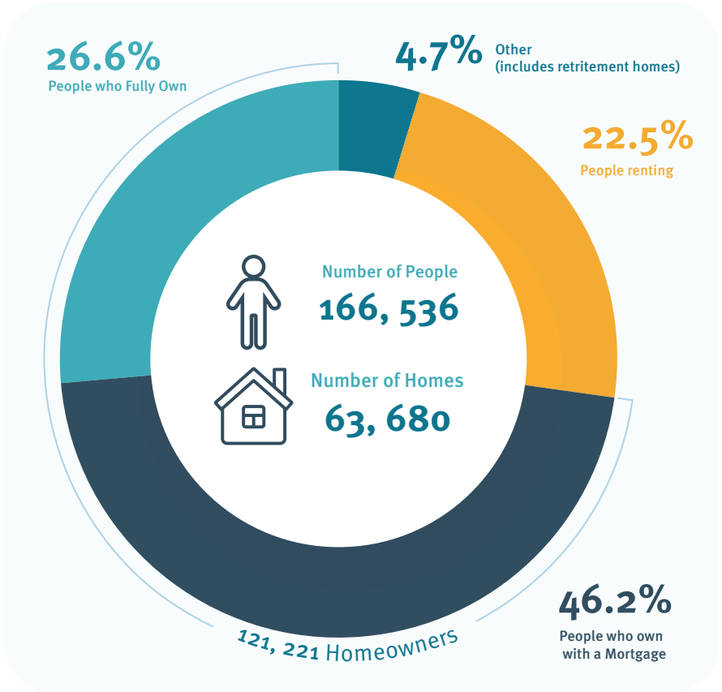
Old Cleveland Lighthouse



Mainland Redland in the context of South East Queensland



2.1 Snapshot of the Redland community



Attached Housholds
4, 883

Average Household Size
2.62

Average Number of Bedrooms in Dwellings
3.5

Average Age
42

Average Weekly Household Income
$2010

Largest Age Group
65+

Source: Australian Bureau of Statistics (ABS) 2021 Census

2.2 Ageing Redland population

Like much of Australia, Redland has an ageing population and is an attractive location for retirees. Between the 2016 and 2021 Censuses, the 55-64 year and 65+ year age cohorts recorded the most significant population growth, with these age categories also accounting for an increasing share of total population in Redland. The average age of 42 in Redland was higher than in surrounding LGAs and SEQ and was highest in Cleveland and Victoria Point SA2s.

The higher incidence of persons aged 65+ years coupled with an increasing average age suggests a need to provide downsizing opportunities for older persons living in Redland, both in the form of smaller dwellings and age specific housing typologies, such as retirement villages, residential care facilities, manufactured home parks and co-living solutions targeted at the 50+ population.

2.3 Household structure in Redland

Household structure (composition of people within a home) in Redland gives an insight into the need for different housing types and demand for locations which are specific for age and household related amenities such as schools and health facilities.

Similar to other local government areas across South East Queensland, between 2016 and 2021, the proportion of couple families with children in Redland decreased (-1.7%) as the proportion of couple families without children increased (+1.4%). The single parent family proportion remained relatively steady during this time at 15.5% while the proportion of the Redland population that identifies as separated / divorced (13.7%) is higher than most of South East Queensland (12.9%). Population projections to 2046 indicate that growth in Redland will be driven by small and medium households (91%), particularly lone person households followed by couples with no children. These shifts in household structure in Redland signal an evolving community which will require different housing choices.

Coinciding with the increase in average age is an increase in the proportion of population who require assistance with core activities (+1.1%). Housing cost, which is influenced by choice available, is a major component for those who need assistance and signals a growing need for housing diversity in Redland.





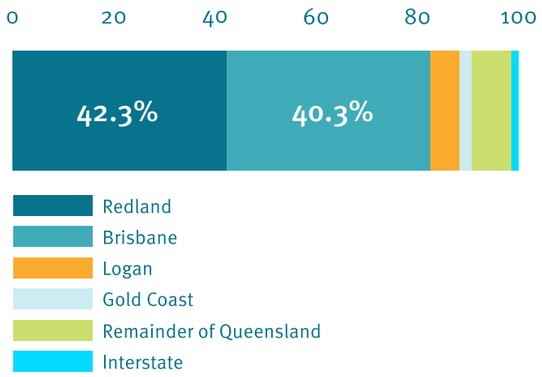
2.4 Employment for the Redland community

Residents of Redland are highly reliant on employment opportunities in Brisbane City, with approximately 40% of employed residents travelling to Brisbane City for work. Redland residents commuting to Brisbane for work are mostly found in areas in the north-west of Redland, particularly Thorneside, Birkdale, Capalaba, Alexandra Hills, Wellington Point and Ormiston, likely due to the existing road and public transport connections. This has placed pressure on the local road infrastructure network, particularly during peak times as commuters head north. This highlights a need to provide housing choice close to multiple commuter options to Brisbane City. Only 8.1% of employed residents travel south bound to work in Logan City and Gold Coast. Most of these workers live in Sheldon – Mount Cotton and Redland Bay, towards the south of Redland.

In 2021, technicians, trades workers and labourers represented 25% of the Redland community, with many of these workers relying on vehicles and trailers to fulfil their role, which often require space, secure storage in garages or off-street parking. This suggests the need for dwellings to provide ample space and storage to accommodate the needs of Redland's workers, indicating the larger lots and existing residential areas have a role to play in the future of Redland.

Residents who live and work within Redland most likely work in Cleveland or Capalaba (~43.8% in 2021), highlighting their role as key employment centres within Redland. This is likely due to the presence of major employers such as Redland City Council and Redland Hospital in the Cleveland SA2 and the prevalence of retail activity within the Capalaba SA2. A considerable proportion of residents in Thornlands and Ormiston rely on opportunities within Cleveland, while residents in Alexandra Hills, Birkdale and Thorneside significantly rely on employment opportunities in Capalaba. These figures suggest that employment areas should continue to offer housing choice and supply at different price points to assist the Redland community to live where they work and reduce the need for lengthy commutes and strain on existing infrastructure.

Where do the people of Redland work?



Source: Australian Bureau of Statistics (ABS) 2021 Census



2.5 Health care and social assistance in the Redland community

The health care and social assistance industry remains the main source of employment for the Redland community, increasing by 5% to 18.2% between 2016 and 2021. The highest incidence of residents employed within the health care and social assistance sector reside in the mainland communities of Alexandra Hills, Capalaba, and Cleveland, reflective of the proximity and connectivity of these SA2s to Redland Hospital. Further, many new residents to Redland are also employed in this industry, indicating the attraction for this segment of the population to live and work locally.

This draft Strategy recognises the importance of maintaining access to housing at different price points around key health areas now and into the future, and also considers the on-call specific requirement to be within 20-minutes driving distance of a hospital.

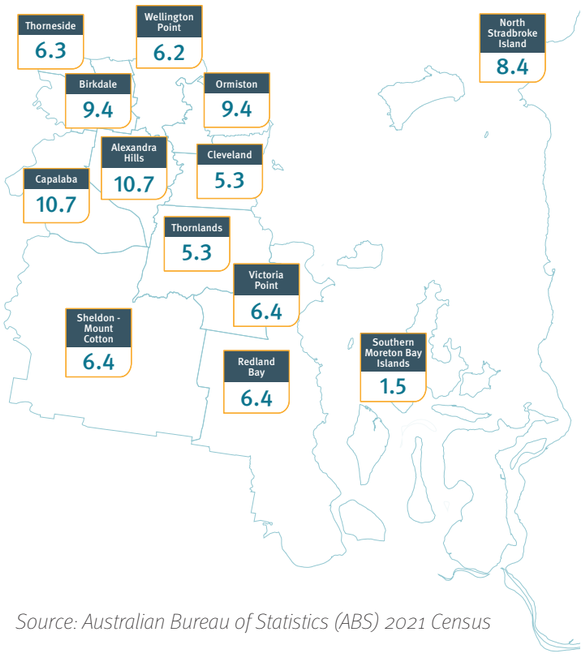
In Redland, the proportion of renters remained steady between 2016 and 2021, whereas the number of homeowners grew, including those fully owning a property. This may be reflective of the residents who have continued to remain in Redland over an extended period.

Redland hospital



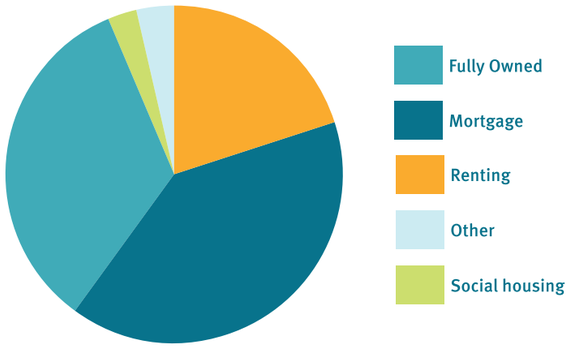
2.6 Housing tenure and cost of housing in Redland

Years of <2% Vacancy Rate



Source: Australian Bureau of Statistics (ABS) 2021 Census

Housing Tenure in Redland



Source: Australian Bureau of Statistics (ABS) 2021 Census

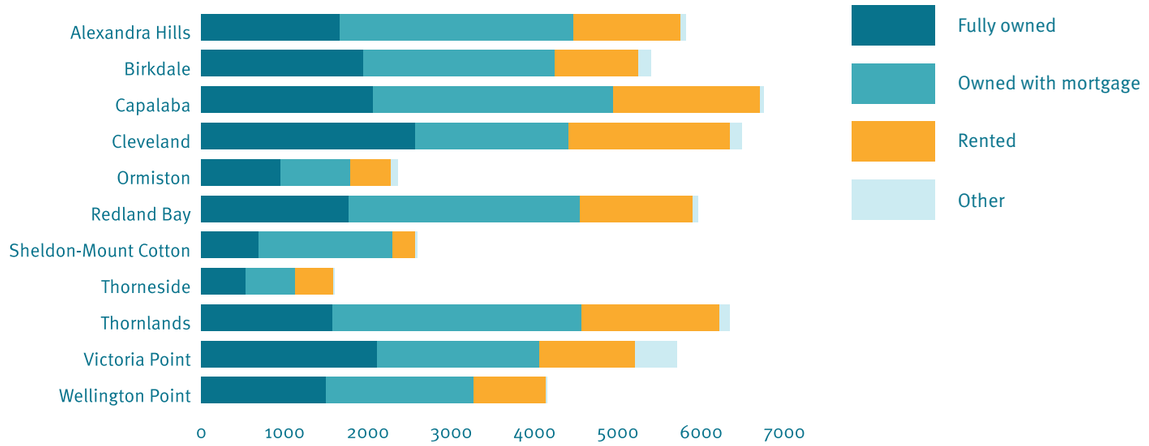
Median detached house prices in Redland, whilst lower than the 2022 peak, remain significantly above the pre-2020 levels, a trend that has been recorded in many parts of South East Queensland. The median price in Redland is estimated at $756,000 with an annual average growth rate of 4.8%.

The median sale price of attached dwellings also maintained an upward trend. The median attached dwelling price is estimated at $510,000 with an annual growth rate of 4.0%. However, Thornlands had the lowest average annual growth in median sale price between 2012 and 2023 (1.8%). This may be reflective of the middle and high rise dwelling approvals having largely occurred in the Thornlands SA2 for Redland.

A residential vacancy rate of 2-4% is considered a balanced market, whereby a vacancy below 2% is indicative of high rental demand. Redland has had a tight rental market for several years, with residential vacancy rates typically remaining below 2% for over five years in most mainland locations.*

In the last ten years Redland has had a persistent undersupply of rental dwellings in Capalaba, Alexandra Hills, Sheldon, and Birkdale with limited housing stock of any typology available to rent. Overall, rental stress is a key affordability challenge facing Redland, with 36.5% of all rental households considered to be under stress. This is higher than the SEQ average and is particularly prevalent in the mainland communities of Capalaba, Cleveland and Ormiston. Census data shows a higher average growth for rents in Redland across dwelling types against a 10-year period reflecting housing demand

Ownership by Type



Source: Australian Bureau of Statistics (ABS) 2021 Census

significantly exceeding supply, which aligns with the trend for SEQ as a whole. Further, the average proportion of household income spent on household costs is greater for those renting (18.8% of household income for mortgaged households as opposed to 26.2% of household income for rental households).

In Redland, 11.8% of households face mortgage stress and Sheldon – Mount Cotton, Alexandra Hills, Thornlands and Redland Bay SA2 have particularly high incidences of households with a mortgage. These areas are likely to be the most vulnerable to any shifts in household incomes (e.g. through job losses).

Overall, the 2021 Census identified that over a third of rental households in Redland were facing housing stress, with this further increasing post Census, particularly as rents grow at a faster rate than household incomes. Mortgage and rental stress in Redland signal the need for a greater choice and supply in the right locations. Diversity in the housing market can offer homes at different price points and more rental options which may reduce instances of stress and provide supply to improve vacancy rates.

2.7 Social and affordable housing

The provision of social housing in Redland City is an important form of housing for the local and regional community. Social housing is available to provide housing stability to vulnerable people who are not able to access and sustain housing in the private market. Social housing may be provided by a community housing provider or under a State funded program.

In Redland, 57% of applicants on the Social Housing register as at 30 June 2020 were assessed as having a remarkably high need for social housing with a further 20.6% of applicants assessed as having a high need (Source: Qld Housing Profiles)

Affordable housing is separate to social housing and is the provision of homes to low-to-moderate income households. Affordable housing may be provided by the market, community program or through government funding.

Segments of the community spending more than 30% of household income on rent may be able to do so without adverse impacts on their ability to pay for other life necessities. However, for households with lower-than-average income, this would likely cause a need for affordable housing.

For this draft Strategy, households in the bottom 40% of income distribution paying more than 30% of household income on weekly rent are considered to require affordable housing. Based on this, an estimated 29.7% of rental households or 6.8% of all households were not able to access affordable housing in Redland City as of the 2021 Census.

As the median weekly rents have continued to increase at a rate greater than median household income, it is likely the proportion of households requiring social or affordable homes has increased.

This Strategy recognises the role of social and affordable housing in providing homes to the Redland community. The Implementation Plan responds to the reflexive relationship between Redland's demography and housing, providing actions to respond to possible shortfalls in housing choice and declining affordability for all current and future Redland residents.

Cleveland Villas, Cleveland

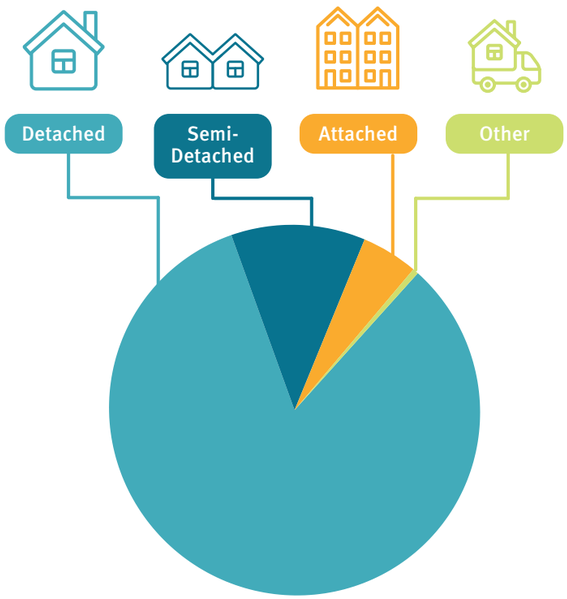


3 Housing typologies in Redland City

There is primarily established housing in the northern part of Redland, with new housing development commencing in the southern part of Redland. Historically, the greenfield areas and structure plans of Redland have also predominantly delivered single detached dwellings to the market, which is a consideration for this draft Strategy.

Largely unique to Redland is the fact that the city also accommodates population on the island communities of the Southern Moreton Bay Islands (SMBI) and North Stradbroke Island (Minjerribah). The provision of contemporary levels of services and accessibility for these communities remains a challenge and is a consideration for where homes can be accommodated in the development of this draft Strategy.

Housing typologies in Redland



Source: Australian Bureau of Statistics (ABS) 2021 Census

Houses in Raby Bay, Cleveland



3.1 What are the housing types in Redland?

Overall, housing in Redland is predominantly detached homes, accounting for 82.9% of dwellings in 2021 and 81.7% in 2022. The second most common dwelling typology was semi-detached homes, accounting for 11.7% in 2021 and 9.4% in 2022. Whilst there was a decline in the proportion of dwelling stock described as detached dwellings between 2016 and 2021 (falling from 84.5% to 82.9%), detached dwellings accounted for just under two thirds of growth in the dwelling stock in Redland in the 2016 to 2021 period.

During this period, the Ormiston and Victoria Point SA2s recorded a decline in the number of attached dwellings but an increase in the number of houses and semi-detached dwellings, which highlights a shift towards lower densities in these SA2s. Semi-detached dwelling approvals have been concentrated in the growth fronts of Thornlands and Redland Bay SA2s and to a lesser extent in Wellington Point, Cleveland, Ormiston and Victoria Point SA2s.

Residential building approvals have continued to be dominated by new house building approvals, which is reflective of the relative ease in delivering house and land packages in greenfield residential estates, as compared with attached dwelling development. This draft Strategy recognises that this suggests a need to encourage greater housing choice in greenfield areas including Southern Redland Bay. To do this, the planning scheme will likely need to include incentives to vary or submit approvals.

The proportion of dwellings having one or two bedrooms was particularly low (less than 10% of dwellings) in Sheldon – Mount Cotton, Redland Bay, Thornlands, Wellington Point and Alexandra Hills SA2. The Cleveland and Capalaba SA2s are the only areas in Redland to deliver significant 4+ storey attached dwellings. This signals a need to support the delivery of dwellings with one or two bedrooms to offer choice outside Cleveland and Capalaba.

Between 30th June 2017 and 30th June 2023, the total social housing portfolio in Redland saw a 4.4% growth. This rate of growth is marginally higher than Queensland's rate of growth at 4.1%. Within this time, there was an addition of one- and two-bedroom dwellings within the portfolio to respond to the social housing dwelling requirement of one and two bedrooms in Redland.

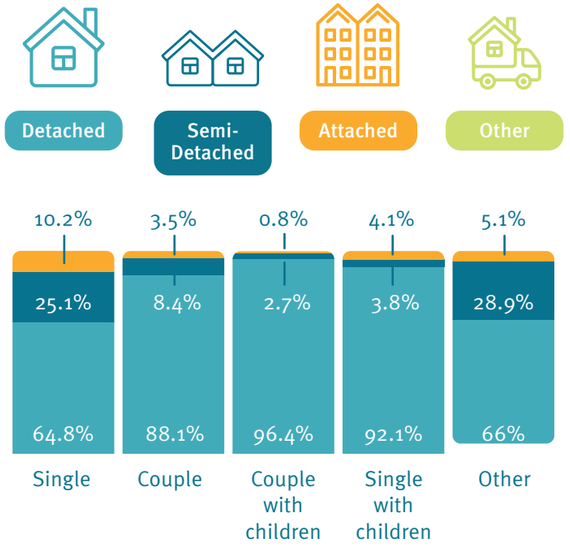
3.2 Who is living in what type of homes and where?

The majority of SA2s in Redland have a small household to dwelling ratio above 3.5. The small household (1-2 person household) to small dwelling (1-2 bedroom dwelling) ratio provides insights into potential misalignment between dwelling stock and resident need.

The misalignment of small households to small dwellings is most prominent in Sheldon – Mount Cotton, Redland Bay, Thornlands and Wellington Point SA2s and there may be an opportunity to diversify the homes available to align closely with resident need. Between 2016 and 2021, the single parent with children cohort moved away from semi-detached (-6.8%) largely to detached (+6.8%).

The 'other' cohort, consisting of individuals residing in the same household, who cannot be categorised as belonging to a couple or one-parent family, relocated largely from detached (-18.9%) homes to semi-detached (+17.5%). This may be reflective of an increase in semi-detached homes becoming available in Redland more suited to individuals sharing homes and an example of freeing up detached homes for those who need it.

Who is living in what type of homes?



Source: Australian Bureau of Statistics (ABS) 2021 Census

Historic house, Wellington Point



Small households may also choose to live in larger dwellings for a variety of reasons, including future intent to expand their family, choosing to have spare rooms for kinship care, to accommodate guests or a desire to remain in the home where their children were raised. The work environment post COVID-19 is also a factor for living and working arrangements. Residents of Redland may seek to have spare rooms to accommodate working from home.

Over the last decade, Sheldon - Mt Cotton, Redland Bay and Thornlands have largely been the areas of housing growth. However, house approvals have been steadily decreasing in Thornlands since 2017. Growth in these areas has predominantly been delivered as detached houses and excluding 2019 and 2020, there has been a decline in approvals for middle and high attached dwellings. These trends highlight a potential issue with the future supply of housing diversity and impediments to delivery.

Improving housing diversity in new growth areas within Redland will be critical to creating communities that deliver both greater housing supply and choice, through a range of dwelling types. There are several growth areas detailed in 'Growth opportunities' which have been identified in Redland. This draft Strategy will seek to encourage the development industry to reconsider existing approvals to deliver greater housing supply and choice in existing development fronts. This could be facilitated through a review of minimum lot sizes and removing the potential limitations on delivering attached product (for example, allowing terrace style development in the low density residential zone, as well as providing freehold title terrace style development).

4 Community needs and values

The Queensland Government consulted with the community to understand changing housing needs in Redland and to ensure planning for future housing provides adequate supply and diversity to meet their needs. This provided an opportunity for the community and industry stakeholders to provide their thoughts, ideas and suggestions for the future of housing.

From 29 May to 25 June 2023, stakeholders and the Redland community were consulted on housing needs through the following activities:

- online participation through surveys and stories
- in-depth focus group sessions to discuss housing challenges and opportunities in Redland particular to specific life stages:
  - younger people who have never owneda property or who have recently purchased their first home
  - singles and separators with children
  - couples with children
  - empty nesters
- community and industry stakeholder workshops
- pop-up style 'Listening posts' across the major suburban centres of the Redland local government area:
  - Capalaba Park Shopping Centre
  - Victoria Point Shopping Centre
  - Cleveland Shopping Centre
  - Sheldon Scout Hall

The activities were promoted extensively via advertising, social media, a project website, postcards, posters, and temporary outdoor signs.

Summary of findings from local engagement



Additional Housing Supply Needed

The Redland community acknowledges that additional housing supply is needed, with some agreement that more diversity is required. A lack of choice is clear with 75% of respondents who needed to upsize or downsize not confident of finding a new home in their current suburb.



Long-term Vision

The immediate 'housing crisis' has focused the discussion on short term supply and there is opportunity for the draft Strategy to focus on the long-term vision for the provision of housing in Redland. Including design with the market, climate and liveability in mind.



Preserve and Enhance Lifstyle

Community, business and the development industry would all like planning for infrastructure and housing to be integrated. The community would like to preserve and enhance the Redland lifestyle.



Protection of Environment

There is a strong expectation that the environment, including vegetation, fauna habitat, wetlands and marine life is protected, through the development of more housing in Redland.



Faster Development Reviews

The development industry would like the length of development approval processes to be reduced to deliver additional housing in the Redlands more efficiently.

Beth Boyd Park, Thorneside



4.1 Housing supply

"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 Redland community is passionate about ensuring everyone has access to housing. This stems mostly from a shared understanding that people are struggling to afford housing in the region. The two key factors when finding somewhere to live for the Redland community were cost of living and long-term security.

The community recognises that Redland needs more attached or semi-detached housing, such as dual occupancy lots with smaller yard space. The top five suburbs nominated through consultation as needing more housing supply were Capalaba, Cleveland, Thornlands, Alexandra Hills and Birkdale.

There is nervousness among some community members within Redland about the availability of housing supply to suit their needs, particularly:

- young people moving out of home seeking apartments, townhouses and houses with small backyards
- middle aged people downsizing from acreage to 500m² +
- older residents downsizing, seeking single-storey dwellings with a small garden.

Through the engagement, parents of young adults reported feeling concerned about their children's housing future. This worry is driving the desire to utilise family homes more fully on large blocks. Focus group participants, event attendees and survey respondents all reported considering options to help house their adult children. This included building 'granny flats' (secondary dwellings) to accommodate multi-generational living, block splitting to divide land between siblings, buying a small unit for their child to "set them up", or converting a large family home into a share house with separate spaces.

4.2 Long-term vision

The Redland community wants better communication around what type of housing is allowed where within Redland, and how it will be serviced by transport, hospitals, schools and infrastructure.

"...there needs to be a suitable balance between opening up additional land for greenfield development and protecting core ecological values. The provision of additional housing in Redland can't simply rely on infill development..." ***– Survey respondent***

The community would like to see planning for housing in Redland to achieve:

- certainty to reduce anxiety around unexpected outcomes across the local government area
- increased housing diversity around rail corridors, transport nodes and existing town centres
- reduced building heights according to distance from town centres, with 6 storeys considered high
- avoiding lot sizes less than 400m² as the norm
- including green spaces in planning of additional housing supply
- maintaining leafy suburbs and considering vegetation in terms of its connection for wildlife as well as value for habitat when planning transport corridors and housing
- avoiding impacts on wetlands and marine ecosystems.

Importantly, the community does not consider that infrastructure should be planned separately. Many consider the delivery of infrastructure as integral to decisions about housing which should be required ahead of (or at least concurrently with), the approval of significant additional housing supply.

The *Redland Housing Strategy Background Report* includes information on Queensland Government work planned for Redland by the Department of Transport and Major Roads (DTMR) up to 2026.

A small section of respondents and stakeholders perceive that current levels of growth are not sustainable, and they consider growth pressures being experienced in Redland as indicative of the failures of public policies. Consideration of housing supply and diversity concurrently with employment, environmental protection and preservation of agricultural land would be signs of success for community stakeholders.

*Things to love about living in Redland**



4.3 Redland lifestyle

Lifestyle choice underpins housing needs for many in the Redland community. Some segments identify the availability of homes and block sizes that support the pursuit of hobbies as a common factor for living in Redland. Younger members of the Redland community seek open space for children, dogs, and recreation. Some middle-aged and older residents need additional land for recreational vehicles and workshops.

High value is placed on backyards for the Redland community, with residents recalling the opportunity for (and affordability of) a backyard as a reason for moving to the area, or back to the area after time living away. Maintaining availability of detached homes on larger blocks in the mix of diversity is important to some parts of the community.

The traditional family home is already being relied upon to house and support the current and future generations. As a result, communal and group living is of growing interest to the Redland community. Detached dwellings that are better designed for shared and communal living, particularly suitable for older persons or young people starting out, will have a greater role in providing housing in Redland.

4.4 Environment

"The importance of keeping trees for koalas, coastal wetlands must be forefront in planning decisions." *- Survey respondent*

Ensuring a sustainable balance between urban development and the natural environment is a key concern of the Redland community. The community is concerned unconstrained development in greenfield growth areas will occur at the expense of the environment. Parts of the Redland community recognise the response to housing supply and needs cannot rely on traditional development models for South East Queensland, including greenfield development. The Redland community asked that this draft Strategy's response to housing affordability consider land as a limited resource in Redland.

This draft Strategy also recognises the Redlands Coast is naturally wonderful and seeks to balance housing with protecting the authentic place brand and community pride in the Redlands Coast.

**Key words from focus group participant polling activity*

Wellington Point pier



4.5 How is this draft Strategy responding to community concerns?

"There are so few apartment or flat options in Redland, 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 Redland."

– Survey respondent

This draft Strategy responds to the issues raised by the community, by considering bold, targeted actions that can facilitate the achievement of greater housing supply and diversity. It recognises that housing stress is an increasing reality for a large proportion of people in Redland, as well as across the SEQ region, and that proactive measures must be taken to ensure growth happens in the right locations; growth that can enable positive outcomes in terms of enabling the delivery of housing types that can best meet a range of needs for people in different circumstances and support good living in Redland.

5 Policy context



Townhouses, Redland Bay

The current housing challenge within Queensland (and nationally), is a concern. Queensland's population growth has recovered strongly post-COVID-19, driven primarily by record levels of net interstate migration as well as significant recovery in net overseas migration to Queensland, with approximately 80% of migrants settling in South East Queensland.

Growth in population increases the need for more housing. Changes in household size and type also place pressure on delivering greater housing diversity to meet the needs and cultural needs of those households.

This draft Strategy has been prepared with detailed consideration of the outcomes of the Queensland Housing Summit 2022 and the draft ShapingSEQ, released for public consultation in August 2023.

5.1 Queensland Housing Summit

The Queensland Housing Summit in October 2022 was convened in response to the recognition of the urgent need to address the delivery of housing which meets the needs of all Queenslanders, in terms of both housing supply and support.

The Summit explored the interventions required to achieve improved housing outcomes and was attended by expert leaders and other key stakeholders.

The preparation of this draft Strategy is aligned with the actions and objectives of the Queensland Housing Summit Outcomes Report 2022, in advancing the state interest and meeting the state's genuine commitment to its role in delivering housing supply and support at the local level.

5.2 Draft ShapingSEQ 2023 Update

This draft Strategy will be updated to align with the final ShapingSEQ and Infrastructure Supplement 2023, expected to be released by the end of 2023.

This draft Strategy aligns with the directions provided by the draft ShapingSEQ – Queensland Government's regional plan which guides future growth in South East Queensland. The draft ShapingSEQ is supported by the draft South East Queensland Infrastructure Supplement (SEQIS), which outlines a plan for critical regional infrastructure to support growth. The following policies are identified for specific reference. Before this draft Strategy is finalised following community consultation, it will be updated to align with the final ShapingSEQ 2023.



5.2.1 Efficient use of land

The draft ShapingSEQ and Infrastructure Supplement 2023 put a stronger emphasis on ensuring growth happens in the right locations, where it is supported by appropriate infrastructure.

The draft ShapingSEQ introduces a new amenity-based policy framework to increase density in locations where communities are supported by key features such as critical access to high frequency public transport, community facilities, open space and activity centres. The draft ShapingSEQ directs infill development to be well-located, providing access to employment, essential services, and other amenities to ensure they enable affordable lifestyles.

To work towards more efficient land use, local governments in South East Queensland, including Redland, are required to further prioritise growth that can be achieved through infill, rather than through greenfield development, to reduce sprawl, ensure growth produces sustainable communities and does not come at the expense of the environment. This requirement is consistent with the sentiments of the Redland community as identified through the stakeholder consultation conducted.

5.2.2 Housing diversity

The draft ShapingSEQ is focused on housing supply and diversity in housing choice and introduces dwelling diversity targets and density targets for each Local Government Area, to provide further policy guidance as to the preferred mix of dwellings to accommodate changing population and households for the region by 2046. Redland has been set a target of 85,000 dwellings by 2046 and the ability for Redland to potentially meet this target is analysed in the following section.

The draft ShapingSEQ proposes a new community at Southern Thornlands to provide for both housing diversity and supply as well as land for business and industry within Redland. Importantly, this area is expected to play a significant role in delivering housing and employment opportunities for Redland.

5.2.3 Gentle density

The term 'gentle density' refers to the gradual, incremental approach to development that avoids abrupt changes in scale, density, or character that might disrupt existing communities. The concept supports the core principle of minimising sprawl to protect the environment and maximise investment in services and infrastructure by going up and in where appropriate instead of out into natural landscapes.

The draft ShapingSEQ advocates for the support of gentle density to meet the dwelling supply targets, through the delivery of low rise to medium rise dwellings including:

- small studios or Fonzie flats
- duplexes
- row or terrace houses
- triplexes or quadraplexes
- multiple dwellings (i.e. low-rise townhouses or units)

Gentle density will help achieve greater housing diversity by providing housing options for people at various stages of their lives and support independent living, while facilitating connections with the local community.

5.3 Social and affordable housing

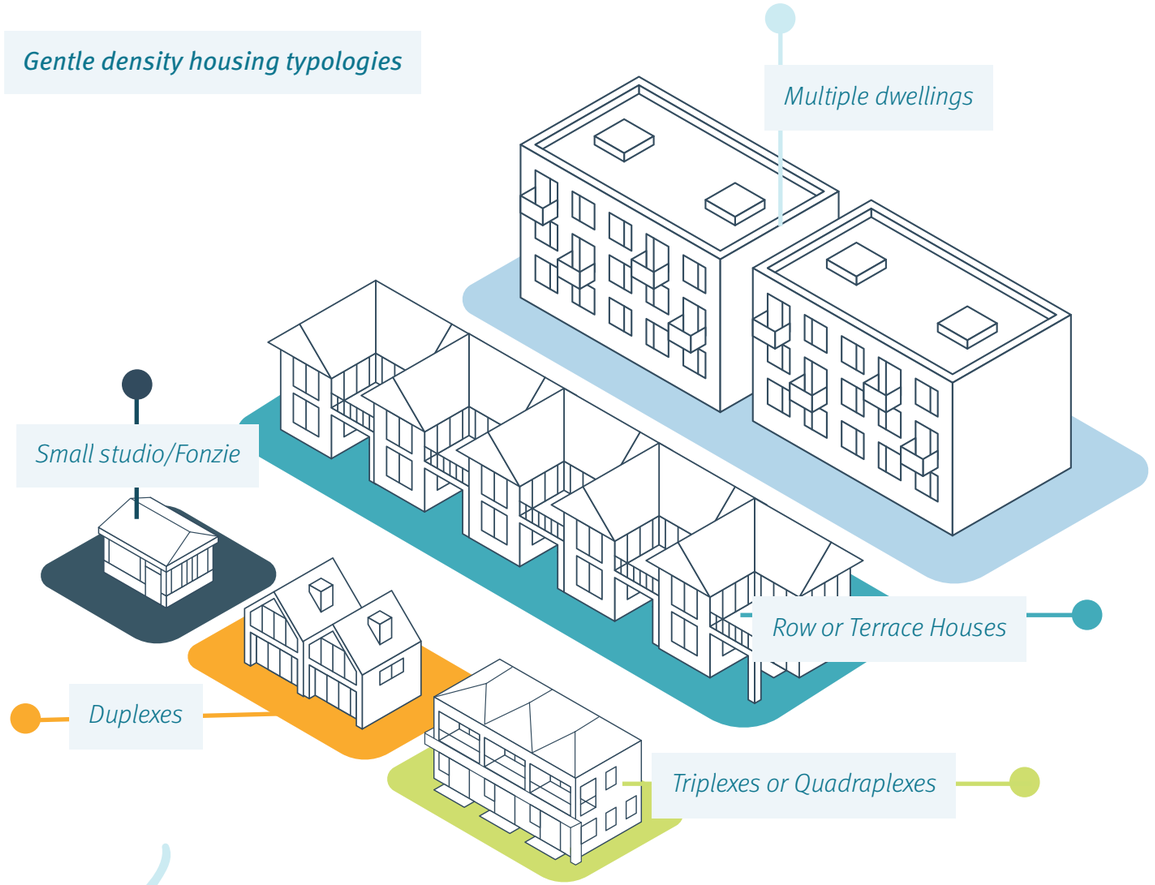
The *Queensland Housing Strategy 2017–2027* outlines a 10-year plan to deliver more social and affordable homes and to transform the way housing services are delivered as essential frontline services across the state.

The *Queensland Housing Strategy 2017–2027* is supported by the *Queensland Housing and Homelessness Action Plan 2021– 2025* which sets out more detail on actions and responsibility for matters relating to housing provision, homelessness support and policy reform.

While the social and community housing sector will contribute to the supply of rental housing in the future the key challenge is how to deliver more supply of smaller homes in the private housing market, responding to the needs, including cultural needs, of Redland residents.

Additionally, the delivery of medium density housing solutions at a range of sizes and price points, ensuring greater diversity of dwelling supply (particularly for responding to smaller households) including in expansion areas.

Gentle density housing typologies



Apartments, Birkdale



5.4 Current Redland City Plan 2018 and proposed update

The current Redland City Plan 2018 (City Plan) is the primary tool for managing and guiding growth and the development pattern for housing (and other land uses) in Redland. In achieving this objective, it is important that the City Plan regulates growth in a way that does not present unnecessary regulatory barriers (including the cumulative impacts of assessment benchmarks) that can act as a deterrent in investing in diverse housing typologies.

The City Plan sets out the strategic intent for the creation of liveable communities and housing, supporting the development of housing diversity and affordability for residents, through balancing the housing needs of both an ageing population and individuals looking to purchase their first home. The intention of the City Plan is to revitalise principal and major activity centres in Cleveland, Capalaba and Victoria Point, as well as within the Priority Development Areas of Toondah Harbour and Weinam Creek, turning them into dynamic mixed-use hubs that facilitate diverse housing options and lifestyle preferences.

The current City Plan provisions relevant to the development of housing, are broadly appropriate and reflective of historic work and community expectations. However, with updated information on housing needs and new expectations, there is an opportunity to maximise achievement of diversity, particularly for freehold title terrace style development and smaller lots to accommodate smaller dwellings.

Currently, the City Plan's low density residential zone does not provide for townhouses / terrace style development. Further, the existing medium density residential zone code allows for dwelling houses to be developed "as of right", rather than enabling the development of more attached and semi-detached housing types. Maximum building heights within the medium density residential zone surrounding the principal activity centres of Cleveland and Capalaba (particularly Cleveland) are underutilised.

In 2020, Redland City Council underwent the process for proposing a major amendment to the medium density residential zone code to be more supportive of diverse dwelling development, including providing for the freehold titling of townhouses. This amendment process was placed on hold pending the completion of this draft Strategy.

An assessment of the current provisions within the City Plan has been undertaken and compared to the proposed amendments to the medium density residential zone code. The review of these proposed amendments has informed the development of potential actions within this draft Strategy to facilitate the achievement of better housing diversity outcomes.

Upon finalisation of this draft Strategy, the Department of State Development Infrastructure, Local Government and Planning will seek to work in partnership with Redland City Council to progress amendments that reflect the findings of this draft Strategy.

6 Analysis of potential housing supply in Redland City

To ensure the right conditions are in place to enable delivery of the homes that are needed in Redland, it is important to review the local land available for housing growth.

At the state government level, a proportion of land in the region is identified as 'Urban Footprint', which is the extent of land needed to accommodate the urban growth to respond to forecasted need to 2046. This policy directs housing and other types of development to specific locations that are best able to accommodate this growth, due to existing and expected infrastructure provision.

The Urban Footprint is a tool for managing, rather than simply accommodating, growth in Redland. This approach provides a framework for delivering efficient urban and rural residential growth, a more compact urban form and the protection of natural assets and landscape.

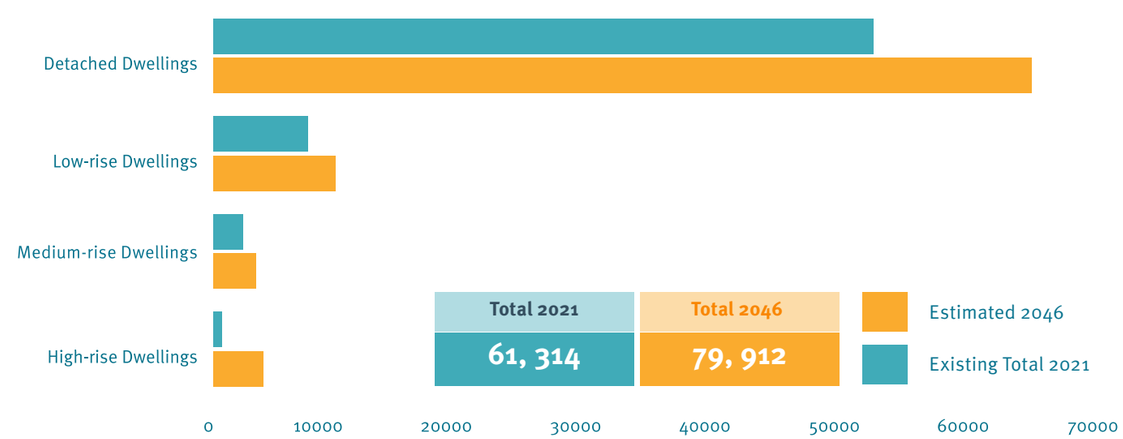
Provisions within the current Redland City Plan 2018 (City Plan) determine the ability of this land to accommodate the required growth to respond to emerging need. The City Plan has been analysed through the Model for Urban Land Use and Transport Interaction (MULTI), a new analysis tool that has been used to inform the draft ShapingSEQ. The MULTI analysis addressed the performance of the current planning scheme in response to the draft ShapingSEQ population projections which are higher. Importantly the MULTI is a regional model which assesses Redland's supply and demand for housing in the context of infrastructure servicing, feasibility and accessibility. It assists in understanding the range of planning policy interventions required to ensure that planning supports the right number and mix of houses to 2046.

The cumulative growth of the current City Plan modelled to 2046 is 79,912 dwellings. The MULTI analysis shows that it is unlikely that the 85,000 Dwelling Supply Target for Redland set by the draft ShapingSEQ will be achieved under the current City Plan provisions, with a shortfall of approximately 5,000 dwellings.

In the absence of ongoing policy intervention through current and future planning schemes, Redland will not be able to deliver the additional number of homes required to meet the forecasted local need as identified in the draft ShapingSEQ.

Figure 1 identifies the breakdown of dwellings in 2021 and the number of dwellings that could be developed under the existing City Plan using the MULTI analysis.

Figure 1: Existing and forecasted dwellings



Existing totals derived from the ABS 2021 Census and future estimates derived from analysis undertaken as part of this draft Strategy and for the draft ShapingSEQ 2023 Update

Townhouse, Thornlands



6.1 What does the analysis mean for housing in Redland?

Demand for housing in South East Queensland and Redland is expected to remain strong, therefore there is a need to review the current framework to ensure this growth responds to current and emerging needs and can be accommodated in the most sustainable manner without undermining housing supply and therefore affordability.

The analysis has estimated that under the current City Plan a proportion of housing growth will occur in the Southern Moreton Bay Islands with an identified ability to provide approximately an additional 1,600 dwellings. The Islands can't be relied on to contribute to the housing growth for Redland, considering the existing environmental risks as well as limited access to services in comparison to the mainland. This draft Strategy recognises the need to ensure that any additional growth on the islands is underpinned by strong up-to-date evidence of the islands' capacity to accomodate growth safely and sustainably. This draft Strategy recognises the planning context for the Southern Moreton Bay Islands and North Stradbroke, however where possible, alternative locations on the mainland should be considered to encourage the growth modelled away from the islands.

The modelled City Plan developed to 2046 estimates that Redland will see a significant shift from detached dwellings, due to a reduced supply, towards more medium-rise and high-rise (9+ storeys) development. However, the analysis has identified an imbalance between low-rise (up to 3 storeys) and high-rise. The imbalance is due to a decline in low-rise development, which, without a strategy for guided and calibrated development could lead to reduced housing options (low-rise) and a significant contrast in building heights that could disrupt the character of Redland. This signals a need to facilitate greater low-rise and medium-rise development to retain a balance of housing product.

Without policy intervention, in the period between 2021 to 2046, the number of additional dwellings in Redland in the analysis is anticipated to be highest in the Redland Bay and Cleveland SA2s, together accounting for just under half of additional dwellings within Redland City. This draft Strategy will seek to ensure growth is accommodated in the right locations across mainland Redland.

The populations of Thorneside and Sheldon – Mount Cotton SA2s are anticipated to remain stable over the next 25 years, with the implication of this being that there is limited opportunity to diversify housing stock in these localities.

The analysis points to a need to deliver approximately 6,000 smaller dwellings (1-2 bedroom dwellings) in the 2021 to 2046 period in Redland to meet the evolving needs of residents. The delivery of smaller dwellings across Redland is anticipated to vary by SA2 to recognise the existing built form and residential preferences of each community.

The City Plan can be reviewed to consider more opportunities for gentle density, where development is gradual and incremental to limit abrupt changes in scale, density, or character. This is particularly the case for the low density residential zone. Gentle density allows for some increased density in the right locations without overwhelming the existing urban fabric and visual appearance of a neighbourhood.

The principal centre zones, including Cleveland and Capalaba, were analysed as providing limited residential supply against the current City Plan, despite being locations that are preferable for development. These areas serve wide catchments of the Redland community and are key employment areas with concentrations of higher order retail, commercial, administrative, community and entertainment uses. This draft Strategy provides the direction for the review of the City Plan, with the intention to removing barriers and limitations inhibiting the delivery of appropriate residential development around key activity areas and the principal centre zones.

Analysis has found the City Plan can, in some areas, theoretically facilitate delivery of some diverse development and meet most supply targets. However, the City Plan requires a calibration of typologies and development areas. It is important that future development sites can be effectively and efficiently developed, while also encouraging development to meet the needs of the community. This draft Strategy considers that incentives may need to be provided to support the delivery of housing in the right locations.

Apartments , Cleveland



This draft Strategy therefore provides recommended actions for City Plan amendments to remove some of the barriers to achieving greater housing supply and diversity, by focusing in the short term on:

1. reducing minimum lot sizes for certain housing types within the low density residential zone, where certain criteria can be satisfied
2. providing for the development of townhouses / terrace style development and retirement facilities within the low density residential zone
3. providing for freehold titling of townhouses / terrace style development
4. increasing the minimum height of development within the medium density residential zone, where within a certain distance of a principal centre
5. incentivising the development of more attached housing within the medium density residential zone, rather than permitting dwelling houses "as of right"
6. encouraging existing and future growth areas and greenfield development to provide for a range of low medium density and medium density residential zones (over and above the standard low density residential zones), as a means of contributing to the development of more diverse housing options for Redland.
7. introducing incentives to help industry reconsider existing development approvals for greater housing supply and choice.

6.2 Growth opportunities

Population growth within Redland in recent years has been accommodated mostly through greenfield site development, as opposed to infill in existing areas. Previous structure plan areas such as South-east Thornlands and Kinross Road are being built out, and new areas at Double Jump Road are now coming to market.

Attached dwelling development has been primarily through semi-detached products (such as townhouses).

The Redland's Housing Strategy 2011-2031 (current strategy) identified the focal point for medium and high-density development was within Cleveland and Capalaba. While Cleveland has recorded a high number of attached medium and high-rise dwellings, early in the 2016 to 2021 period, it has since declined, particularly as the consolidated sites near the shoreline have been exhausted. Further, less than a quarter of new dwelling approvals in Capalaba have been high density residential.

Southern Redland Bay

Shoreline is an approved master plan area in Redland Bay and is one of the last large scale greenfield developments in Redland. It provides for the delivery of approximately 3,000 lots and makes a significant contribution to future housing supply.

Southern Thornlands

Southern Thornlands has recently been identified in the draft ShapingSEQ as a proposed Urban Footprint expansion area. Subject to further land use investigations Southern Thornlands is expected to provide for both housing diversity and supply, as well as land needed for business and industry within the Redland LGA. Should the development of Southern Thornlands come to fruition, it is envisaged that this will provide a significant contribution to dwelling supply and diverse housing options for Redland.

Toondah Harbour

The Priority Development Area of Toondah Harbour in Cleveland has also been identified as an area to accommodate future population growth. This will solely be in the form of attached high rise development.

Apartments, Redland Bay



7 Meeting the current and future needs of the community

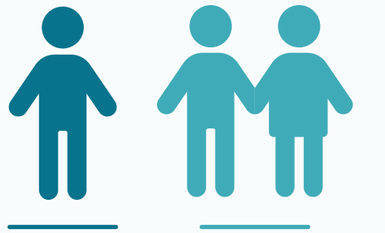
The draft ShapingSEQ and context of the Queensland Housing Summit provides clear direction to provide a greater amount of dwelling diversity and density to deliver a mix of housing to meet local and regional needs.

Redland alongside all other local governments in South East Queensland, will respond to the increasing housing need in the region by accommodating a proportion of growth within the Redland Local Government Area. The Queensland Government may also establish priority development areas where necessary to address such need.

As new residents arrive in South East Queensland, the share of growth accommodated in Redland needs to be sustainable and protect the environmental values of the Redland area while responding to climate change. Redland cannot rely on urban sprawl to provide more diverse and affordable housing. This draft Strategy focuses on supporting the delivery of additional homes through the removal of barriers to achieving greater housing diversity, with a particular focus on provisions within the low density, low-medium density and medium density residential zones. There is also a need to rationalise the residential zones and precincts, to ensure the zones are fit-for-purpose and consistent across Redland. New growth areas should also provide for a greater mix of housing densities and dwelling types.

New growth areas need to encourage the development of gentle density (i.e. small lot housing, secondary dwellings, dual occupancies and multiple dwellings) within low density and low-medium density zoned areas. Areas of rural residential development which provide for larger lifestyle lots that uniquely define Redland will be retained.

How the Redland community will look in 2046



Source: Bull & Bear Economics future estimates derived from the draft ShapingSEQ 2023 Update population projections

The *draft SEQ Infrastructure Supplement* (SEQIS) includes identified infrastructure priorities required to support growth. This includes the Eastern Metro Infrastructure Project which is in its preliminary stages of planning. The project considers extending the existing busway from where it currently ends at Coorparoo through to the Capalaba business district to provide a greater connection to Brisbane business district.

Focused medium density housing at greater heights and densities adjoining the principal activity centres of Cleveland and Capalaba and to a lesser extent around the train stations on the Cleveland line and the busway, will also make an important contribution to the provision of medium density living. These aim to support commuters and provide housing options in accessible location while protecting the unique environmental and other attributes of Redland that make it a desirable place to live.

The delivery of additional housing must ensure that adequate services and infrastructure is provided to limit the impact of urban development on areas of high environmental value. This provides a better outcome for both people and the environment.

Single family house, Redland Bay



This draft Strategy provides a long-term vision on how planning can meet the needs of the Redland and South East Queensland community by seeking to:

- deliver **greater diversity** in housing typologies which can support all household types;
- deliver housing that can cater for people at all stages of life and in different family circumstances;
- diversify housing stock to enable a broader range of price points for renters and purchasers including potentially through the provision of **freehold title townhouse development**;
- deliver dwellings within proximity to major public transport infrastructure to promote public transport usage to access employment and support **gentle density**;
- support housing diversity around Redland employment and health areas to support local **employment opportunities** and **healthcare and social workers**;
- house the **population and meet the dwelling supply targets** set by the draft ShapingSEQ to support the growth in South East Queensland region as a whole;
- plan for necessary supply through well located and serviced greenfield development;
- deliver additional development through infill to support higher densities around the principal activity centres at Cleveland and Capalaba;
- provide housing diversity responding to **neighbourhood characteristics**.

Apartments, Wellington Point



7.1 Greater diversity in housing typologies for Redland

There is an opportunity to improve housing choice and diversity for all Redland residents, no matter what stage of life they are at. This requires facilitating the delivery of housing typologies that respond to the needs of everyone, whether they be young or elderly, singles, couples, or families.

The reliance on greenfield residential subdivisions for increasing stock and the reduction in attached medium-rise dwellings between 2016 and 2021 have contributed to reduced housing choice at varying price points and contributed to the housing tenure issues faced by some Redland residents. This draft Strategy recognises that to retain areas of traditional residential blocks without impeding the environment, infill is necessary to avoid urban sprawl and balance the housing and cultural needs of the community.

This draft Strategy seeks to ensure the right types of housing can be delivered to meet the evolving needs of the community through the delivery of compact housing typologies and age-specific housing.

Redland is an important growing city in the SEQ Metro sub-region, the social, cultural, and economic heart of South East Queensland. Each city brings its own culture, history, and unique contribution to South East Queensland, contributing to accommodating the future growth and needs of the population.

This draft Strategy recognises that the delivery of diverse housing cannot rely on the planning framework alone and other incentives may be necessary to promote the delivery of these housing types within Redland.

7.2 Freehold title townhouse / terrace style development in Redland

The housing requirements of Redland are changing, and pressures on the natural environment and efficient infrastructure delivery requires consideration of increased housing densities and diversity in well-established areas. When appropriately located, terrace housing is suitable for all household types, where residents can benefit from access to nearby employment areas, shops, community services, high frequency public transport and park networks.

Freehold title townhouse / terrace style development requires strong design-focus requirements that address visual amenity, access to light, management of built-to-boundary walls and their overall

7.2.1 How can freehold title townhouse / terrace style development support housing in Redland?

Facilitating the inclusion of freehold title townhouse / terrace style development in well-located areas that are near centre zones, public transport and park areas can support people in different life stages and those with diverse needs. Industry feedback during engagement highlighted that this style of development is attractive to deliver to market due to reduced costs and demand.

Freehold title terrace style development can provide a more affordable solution with a range of lot sizes and bedrooms to cater for singles, downsizers, couples, and families. Freehold title townhouse / terrace style development provides choice in a comparable price range as apartments, one of the differences being a home without or minimal body corporate fees.

Townhouse / terrace style development also offers a small backyard which may accommodate older residents downsizing, seeking single-storey dwellings with a small garden. The existing Redland's Multiple Dwelling Design Guide recognises that higher density housing forms should, where possible, be developed with rear vehicle access. This draft Strategy considers the reform that may be needed to facilitate the freehold title townhouse / terrace style development including further guidance on lot frontages, streetscape and capacity to accommodate visitor parking.

7.3 Continue to support the health precinct and all key workers

The draft ShapingSEQ recognises the fall in affordability across SEQ is likely to result in a sizeable number of essential workers (and others on average wages) having to live further away from where their jobs are located. A failure to accommodate appropriate population growth within the existing urban form results in outcomes such as key workers not being able to live near their work.

It is understood that key workers can work in most locations where people live. As a result, it means there may be little incentive to remain in expensive housing market areas with unaffordable rental or mortgage costs. While there is no single definition of what constitutes a 'key worker', the term usually refers to employees in services that are essential to a city's functioning but who earn low to moderate incomes. Therefore, it is important to ensure housing choice and supply remains available in Redland to provide the community with resourced essential services.

Few workers in the healthcare and service industry can 'work from home'. This draft Strategy recognises the importance of living in proximity to work to cover shifts, quickly respond to increases in service demand and attend emergency situations.

The draft ShapingSEQ also recognises the regionally significant role the knowledge and technology precincts, including Redland Hospital and Mater Private Hospital, have on economic and social activity. This draft Strategy seeks to maintain options and supply of housing for health care and social assistance workers in proximity to these hospitals as they not only provide a critical service to the Redland community but are also major employment generators for the region.

Redlands Satellite Hospital



7.3.1 The health sector in Redland

Redland Hospital is a major health centre for Redland City and Brisbane's southern bayside suburbs. The Redland Hospital at Cleveland is supplemented by the Redland Satellite Hospital at Redland Bay, a smaller facility that supports the ongoing needs of the Redland community.

The Redland Hospital and Satellite Hospital are both a significant employer of Redland residents, as shown in the 2021 census data:

- the health care and social assistance industry is the highest employer of Redland residents.
- new residents of Redland are most likely to work in the health care and social assistance industry.
- new residents of Redland are likely to access employment opportunities at Redland Hospital .

7.3.2 How can these workers be supported in Redland?

This draft Strategy recognises the role and function of the two Redland hospitals, as key places of work for the region. The Brisbane business district will be supported by the strong network of urban centres and knowledge and technology precincts; therefore, they are important to ensuring South East Queensland prospers and remains a competitive economic powerhouse.

This draft Strategy recognises the Cleveland Health Precinct to allow it to intensify and specialise over time. To support the precinct, planning in and around the precinct will need to provide for high-quality, mixed-use urban forms that promote a walkable urban environment. The implication for this draft Strategy is also increased supply and diversity at different price points to be considered in proximity to these hospitals, where the on-call component of the workforce has a specific requirement to be within 20-minutes driving distance of a hospital.

Cleveland Train Station



7.4 First Nations peoples

The draft Strategy recognises First Nations peoples and their connection to Country. The importance of ongoing engagement with Traditional Owners, the Quandamooka people, and the broader First Nations community regarding their cultural needs in relation to housing is acknowledged. Implementation actions will help ensure there are opportunities for First Nations people to live on land and respect their rights and connection to the land in Redland.

The government will continue to progress residential, cultural and business opportunities for the Quandamooka people and other First Nations stakeholders in Redland.

Redland City Council under the direction of the Planning Minister is amending its planning scheme to give the Quandamooka people long-term certainty over 25 parcels of land on Minjerribah (North Stradbroke Island). A temporary local planning instrument (TLPI) is in place while Redland City Council amends its planning scheme. These planning changes provide important future economic, social and cultural opportunities for the Quandamooka people, including land and housing opportunities.

Houses, Ormiston



7.5 Supply and diversity targets

Redland will be required to meet the dwelling supply and diversity targets established by the draft ShapingSEQ. Presently, high density dwelling stock in Redland is entirely contained within Cleveland SA2, with just over 1% of the housing stock classified as high density. To meet the dwelling diversity targets established by the draft ShapingSEQ for Redland, the planning scheme will need to include assessment benchmarks that encourage higher density development that does not adversely impact development feasibility.

The direction from the draft ShapingSEQ is for Redland to maintain a minimum of four years of approved housing supply and a minimum of 15 years of supply of land that has been appropriately zoned and is able to be serviced.

7.5.1 What do the targets mean?

Setting targets aims to guide the delivery of more housing choice and supply for the Redland community and South East Queensland.

Under the targets, the future of housing in Redland is to be provided, in part, through a focus on delivering housing via infill, supported by an uplift in diversity in low density residential areas and continued incremental growth in existing residential areas.

With support from the City Plan and other potential incentives, Redland's low and low medium density residential areas can potentially deliver greater gentle density, including small studios or Fonzie flats, duplexes, row or terrace houses, triplexes or quadraplexes and low-rise multiple dwellings (up to 3 storeys). This draft Strategy recognises the need for the low density residential zone in particular to introduce more opportunities for gentle density.

7.6 Neighbourhood character

Appropriate design and landscaping are key elements of ensuring new development responds to the unique features of Redland and responds to the Redland community values. This may be done in a way that does not offend the existing character or urban fabric of established neighbourhoods within Redland.

The existing City Plan contains zone precincts which outline anticipated or acceptable types of development, level of assessment and the assessment criteria. The precincts go some way in balancing development with the protection of specific existing character, environmental values and other features of these locations.

Subject to further work, there may be an opportunity for neighbourhood design and character to be recognised, highlighting crucial elements that make specific areas of Redland unique and liveable. Neighbourhood character and design can be considered for inclusion in Redland, particularly where some uplift is being considered. This could also provide detail as to the characterisation of a spatially defined established neighbourhood, avoiding the need to determine the "surrounding established neighbourhood" when assessing applications.

7.7 High amenity areas in Redland

The draft ShapingSEQ identifies the need for increased densities to occur within high amenity areas in appropriate locations across SEQ. Such areas include principal or major regional activity centres (e.g. Cleveland and Capalaba) and high frequency public transport stations or stops.

The draft ShapingSEQ also requires local government to undertake further work to spatially identify high amenity areas within their planning scheme aligned to the criteria.

In addition to Cleveland and Capalaba and areas around high frequency public transport stations, the growth in Redland should be supported by high amenity areas that are suitable for additional housing by way of infill, upzoning and delivery of mixed use and commercial developments which attract higher density residential development.

High amenity areas could be in centre zones and applicable residential zones where they meet the following criteria:

- close to high frequency public transport, including bus stops and train stations.
- within an area that has a high level of access to parks, services and principal or major activity centres.

7.7.1 Development expected in high amenity areas

High amenity areas are identified as suitable for accommodating increased residential density and different housing typologies, primarily comprised of attached dwellings, such as apartments.

Development will be delivered through infill, repurposing of existing buildings and delivery of mixed-use developments that contribute to the character of the established suburbs.

The specific outcomes of the high amenity areas will be dependent on the locality specific opportunities and constraints, as well as the form and function of nearby centres. High amenity areas will be supported by a series of principles including:

- develop at an appropriate height and density relative to existing services, employment and/or key public transport nodes and should meet high quality design outcomes
- contribute to the provision of a diversity of housing that meets the needs of the community
- mitigate/manage the physical land constraints including ecology, and topography
- provide safe access to and from the site
- design street layouts and/or lot configurations relative to the local context of the area
- integrate with site context and adjoining development, including scale, built form, and streetscape
- develop where the site can be adequately serviced by infrastructure, and which does not represent out-of-sequence development.

7.7.2 How can high amenity areas support needs and growth?

The high amenity areas can support housing choice for younger adults seeking better access to employment or education, contributing to retaining this cohort in Redland.

High amenity areas provide an opportunity for diverse housing for the ageing population wishing to downsize and remain in the Redland community, close to social connections, and health and support services.

High amenity areas may be attractive to young families and single parents, where accessible to parks and education. These areas also encourage short trips by walking and active transport to support community health and wellbeing.

7.7.3 How can high amenity areas be accommodated in Redland?

To support the high amenity areas and ensure homes are being maximised in these areas, the medium density residential (MDR) zone, and low medium density residential (LMDR) zone may need to provide for more attached housing product to be delivered. To address the shortfall of housing required under the draft ShapingSEQ, there will be an introduction of more precincts, which contain specific provisions related to the desired height and amenity outcomes for defined areas within Redland.

Currently, there are minimum standards for the number of parking spaces for residential development. The more parking spaces required increases the cost of development and reduces the ability to deliver low to medium-rise, higher-quality, affordable apartments. Leveraging the high amenity area access to public transport should reduce the need for car parking requirements and incentivise low to medium-rise development.

A tailored approach to the delivery of diverse housing typologies within Redland is required, including the development of more attached dwellings at a density commensurate with the site's location in proximity to principal activity centres and high frequency public transport stations.

Map 1 highlights potential high amenity areas for Redland based on the criteria.

Cleveland town centre



7.8 Medium change areas in Redland

Medium change areas in Redland are suitable for the establishment of a range of housing typologies through infill outside of high amenity areas. These areas are not spatially incorporated into the City Plan but instead recognise the extent of change that may occur in well-established residential areas identified in the low density residential and low medium density residential zones.

High amenity and medium change areas seek to encourage growth in neighbourhoods that are connected through different housing types, access to public transport and key centres to continue to build healthy and liveable communities.

The concept of medium change areas also provides the existing community with a guide on the new development they can expect to see in their local areas. The areas that meet the criteria below identify where housing supply and diversity take priority despite surrounding density and character values.

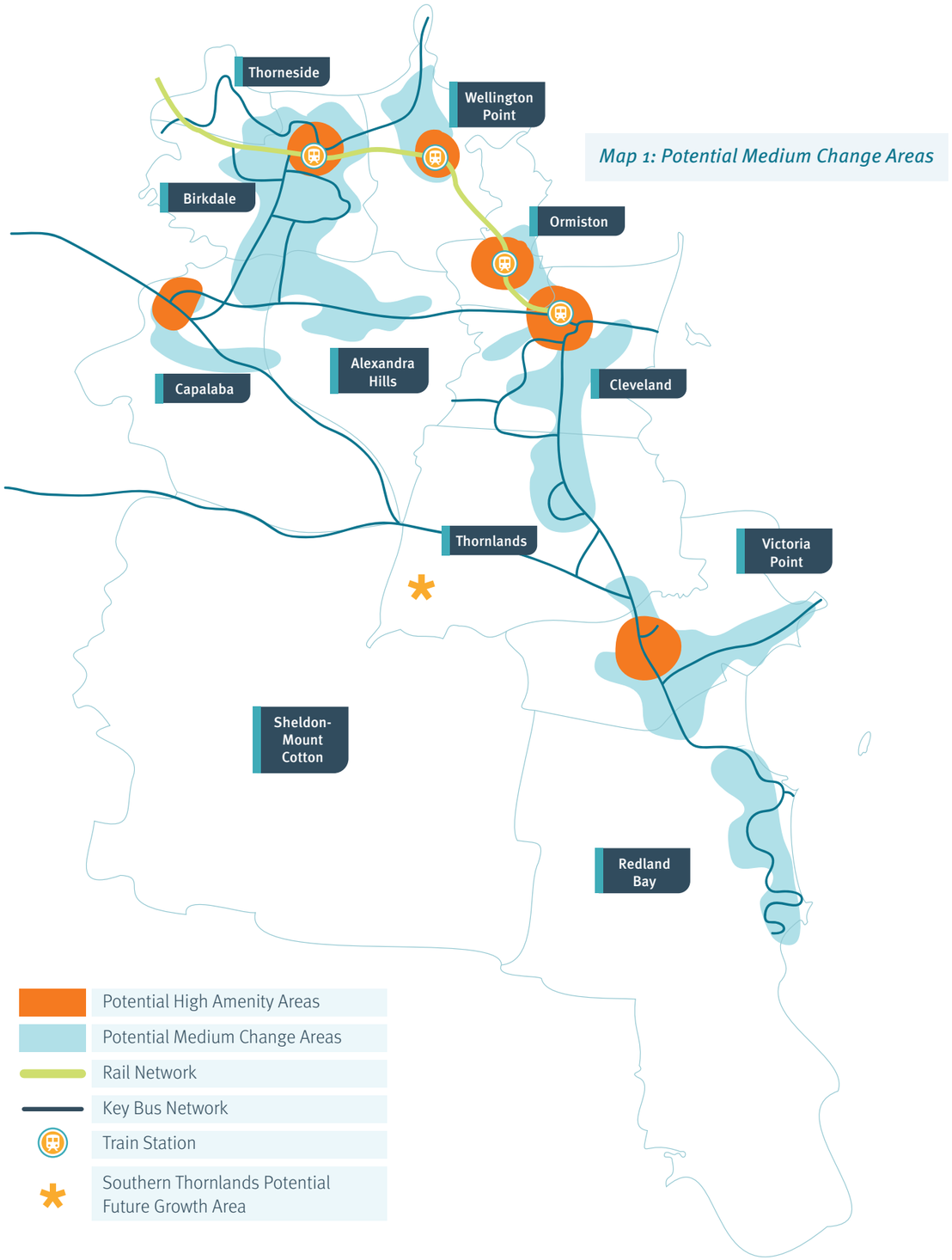
Medium change areas meet some of the following criteria:

- 800m to a train station
- 400m to a future bus route or bus capable road including, the Eastern Busway and proposed Eastern Metro Infrastructure Project
- in proximity to Redland's hospitals
- within an area that has a moderate level of access to parks, services and local centres.
- within 800 metres for district and higher order centres and 400 metres for local and neighbourhood centres
- have mixed lot sizes suitable for subdivision (including smaller lots) and low-rise multiple dwellings.

7.8.1 Development expected in medium change areas

Medium change areas are identified as suitable for accommodating a mix of housing typologies, including small lot housing, duplexes, townhouses, and terrace housing. Development will be comprised of infill and the redevelopment of existing buildings that complement, rather than undermine, the existing character of the established suburbs. Some areas, particularly on the periphery of the high amenity areas, will seek to include up to seven stories where appropriate. The specific outcomes of the medium change areas will be dependent on the locality specific opportunities and constraints, as well as the form and function of nearby employment hubs, transport services and centres.

Map 1: Potential Medium Change Areas



7.8.2 How can medium change areas support needs and growth?

The medium change areas can support housing choice, particularly suited to individuals sharing homes as there has been a significant uptake in semi-detached homes in Redland by this cohort. By 2046, couples are estimated to form many households in Redland.

Recent demand in Redland indicates couples' preference for semi-detached housing, therefore providing a mixture of housing, including semi-detached, close to transport and parks can assist in accommodating the growth of the community.

These areas are also likely to be adjacent and close to the Eastern Busway and future Eastern Metro Infrastructure Project. This aims to provide housing options for a sizeable portion of the Redland community who commute to Brisbane for work.

This draft Strategy considers supporting health care workers working and residing in the Redland region. Focusing on maintaining housing supply and diversity near Redland's hospitals is important to support critical workers locating in the Redland region.

Medium change areas also support the gradual, incremental approach to development from high amenity to low change areas to avoid disrupting existing communities.

7.8.3 How can medium change areas be supported in Redland?

Greenfield development will be required to incorporate low medium density and medium density residential zones (in addition to the predominant low density residential zoning), to facilitate the delivery of a mix of housing types in new communities, particularly if new centre/neighbourhood zones are created through master planning.

Some other measures that could be contemplated for medium change areas include:

1. identify where more low medium density residential zone within the medium change areas can be applied,
2. reduce the minimum lot size in the low and low-medium density residential zones subject to spatial criteria and constraints analysis.
3. develop specific design provisions for building townhouses, duplexes or apartments on corner lots.
4. development of a dwelling house (small lot) code, to have greater control over the design of development on small lots.

Map 1 highlights potential medium change areas for Redland based on the criteria.

Single family house, Wellington Point



7.9 Low change areas in Redland

Low changes areas are identified as suitable for incremental changes to support increased housing supply and diversity. These areas are not spatially incorporated into the City Plan but instead recognise the extent of change that may occur in well-established residential areas identified in the low density residential zone. The concept of low change areas also provides the existing community with a guide on the new development they can expect to see in their local areas.

Low change areas are characterised in the following ways:

- not necessarily close to high frequency public transport;
- within an area that may not have as high level of access to parks, services and any centres.

7.9.1 Development expected in low change areas

Low change areas are identified as suitable for accommodating supplementary housing types, including granny flats/secondary dwellings and dual occupancy. Incremental change will happen over time to accommodate larger family units and multi-generational family living that support ageing in place.

The specific outcomes of the low change areas will be guided by site specific constraints.

7.9.2 How can low change areas support needs and growth?

The low change areas can support accommodating supplementary housing types or, where appropriate, subdivision to divide land for families to grow and/or age in place.

The low density and change areas provide housing choice for those requiring larger homes and space to accommodate work materials, families and different lifestyles.

7.9.3 How can low change areas be supported in Redland?

The level of housing growth in these areas will depend on context and low change areas are important to retaining some of the lifestyle factors in Redland. These areas should not be expected to significantly support the growth of the Redland community to 2046.

In low change areas, direction can be provided on the development of specific design provisions for the delivery of secondary dwellings/granny flats on sites to support the delivery of more of these housing types, which provide a legitimate housing option for many households.

Ormiston town centre



8 Implementation Plan

This draft Strategy guides housing supply and diversity in Redland with some actions that may be facilitated through amending City Plan provisions. Proposed actions, outlined in Table 2, are designed to be fit-for-purpose to improve the supply of homes and be flexible enough to provide diversity in housing types. There are a range of other measures that fall outside the City Plan, that could contribute to achieving greater housing supply and diversity.

The Implementation Plan builds on the future action required, where this draft Strategy has identified the need and demand for homes within Redland, to identify opportunities to recalibrate the current housing policy framework.

Part of the Implementation Plan includes the requirement for Redland to ensure its planning scheme reflects the draft ShapingSEQ and is consistent with the SEQ regulatory provisions detailed in Planning Regulation 2017.

This draft Strategy recognises land fragmentation and development feasibility (which planning cannot easily address) places limits on achieving a shift from detached dwellings on separate lots to a greater mix of dwelling types that are more affordable, accessible, and well-designed. This is particularly so for Redland, which is characterised by single detached dwellings in many of its established suburbs. The development industry will need to be encouraged to deliver alternative homes for the Redland community from single detached dwellings.

These strategic directions are the guiding principles to shape the actions and decisions to support the future of housing in Redland City.

Strategic direction 1:

Support increased densities to occur within Redland's high amenity areas.

Strategic direction 2:

Plan for greater housing diversity to support the current and future needs of the Redland community.

Strategic direction 3:

Plan for and incentivise more affordable and social housing in Redland.

Strategic direction 4:

Implement annual monitoring and reporting of housing supply and diversity in Redland.

Actions to achieve improved supply and diversity in Redland City

Action	Strategic Direction	Proposed Action	Rationale	What will this achieve?
Short term – Immediate actions, including working with the Queensland Government to expedite planning scheme amendments				
1	SD1 SD2	Implement relevant parts of the 04/20 – Major Amendment Medium Density Residential Code Review.	To utilise a streamlined planning scheme amendment process to improve housing supply, diversity and/or affordability in Redland.	1 Optimise land use and offer a variety of housing typologies in the medium density residential zone. 2 Change in housing types as the Redland community grows and evolves.
2	SD1 SD2	Review category of assessment for gentle density housing products and update the City Plan as required.	To utilise a streamlined planning scheme amendment process to improve housing supply, diversity and/or affordability in Redland.	1 Optimise land use and offer a variety of housing typologies. 2 Change in housing types as the Redland community grows and evolves.
3	SD2 SD3	Update the City Plan to provide for freehold title townhouse / terrace style development with further guidance for implementation (it is noted that this is provided for within 04/20 – Major Amendment Medium Density Residential Code Review).	To utilise a streamlined planning scheme amendment process to improve housing supply, diversity and/or affordability in Redland. To facilitate freehold title townhouse / terrace style development in well-located areas to support people in different life stages and those with diverse needs.	1 Development of more attached dwellings at a density commensurate with the site's location. 2 Provide for additional titling arrangements and housing product, with freehold titling being a more attractive option for developers and home buyers. 3 Better alignment of housing needs and supply in Redland City.
4	SD2 SD3	Provide for multiple dwellings and retirement facilities to be developed within the low density residential zone through a streamlined planning scheme amendment process.	To improve housing supply, diversity and/or affordability in Redland. To support the ageing population in Redland and to also provide choice for those who require assistance with core activities. To respond to the growing demand for homes suited to individuals sharing homes.	1 Development of more attached dwellings at a density commensurate with the site's location. 2 Better alignment of housing needs and supply in Redland City. 3 Provide for the achievement of gentle density within the low density residential zone. 4 Greater housing choice in the low density residential zone.

Action	Strategic Direction	Proposed Action	Rationale	What will this achieve?
5	SD2 SD3	Update category of assessment for dwelling house in the medium density residential zone Remove dwelling house as a land use that is envisaged within the medium density residential zone, as currently stipulated in the Purpose of the code (it is noted that this is provided for within 04/20 – Major Amendment Medium Density Residential Code Review).	To utilise a streamlined planning scheme amendment process to improve housing supply, diversity and/or affordability in Redland. To support medium change areas with additional housing supply and choice close to existing infrastructure. To reduce the misalignment of small households to small dwellings by maximising opportunities to provide a diverse range of housing to the market.	1 Maximise housing densities in the medium density residential zone, which should not be developed for dwelling houses. 2 Introduce a more incremental approach to development from high amenity to low change areas to avoid disrupting existing communities.
6	SD1 SD2 SD3	Reduce the minimum lot size in the low density residential zone (other than within an LDR precinct) to: • 250m² where within 400m of a district, major or principal centre zone; • 300 m² where within 400m-800m of a district, major or principal centre zone; • 350m² where within 400m of a local or neighbourhood centre zone; • 250m² where within a greenfield development that is master planned; • 200m² where three or more contiguous lots are created and built form is delivered in the form of an integrated development Outside the areas defined above, allow development in the low density residential zone at a density of: • 1 dwelling per 300m² where for a dual occupancy on a corner lot; • 1 dwelling per 250m² where for multiple dwelling (at least three dwellings) on a corner lot.	To accommodate housing growth in proximity to infrastructure and services. To utilise a streamlined planning scheme amendment process to improve housing supply, diversity and/or affordability in Redland. To make a reasonable contribution to consolidation, if the minimum lot size requirements are relaxed, with minimal impact on existing neighbourhood character, due to the dual lot frontage. To respond to the shifting household structure in Redland to accommodate the different compositions of people within a home.	1 Deliver more housing closer to jobs, hospital and key employment areas. 2 Contribute to housing growth in the low residential zone through gentle density. 3 Maintain availability of detached homes on larger blocks in the mix of diversity is important to some parts of the community.

Action	Strategic Direction	Proposed Action	Rationale	What will this achieve?
7	SD1 SD2 SD3	Reduce the minimum lot size in the low-medium density residential zone (other than within an LMR precinct) to: • 200m² where within 400m of a district, major or principal centre zone; • 250m² where within 400m-800m of a district, major or principal centre zone; • 300m² where within 400m-of a local or neighbourhood centre zone; • 200m² where within a greenfield development that is master planned; • 150m² where three or more contiguous lots are created and built form is delivered in the form of an integrated development.	To accommodate housing growth in proximity to infrastructure and services. To utilise a streamlined planning scheme amendment process to improve housing supply, diversity and/or affordability in Redland. To respond to the shifting household structure in Redland to accommodate the different compositions of people within a home.	1 Deliver more housing closer to jobs, hospital and key employment areas. 2 Contribute to housing growth in the low-medium density residential zone through gentle density. 3 Maintain availability of detached homes on larger blocks in the mix of diversity is important to some parts of the community.
8	SD1 SD2 SD3	Create a dwelling house (small lot) code, to have greater control over the design of development on small lots and amend City Plan accordingly.	To provide more detailed guidance on the desired planning outcomes for the delivery and design of housing on small lots.	1 Design and delivery of housing on small lots that is guided by specific built form and design outcomes that positively contribute to local character.
9	SD1 SD2 SD3	Investigate existing approved greenfield development areas for revised lot sizes, site coverage and conditions, including allowing local or neighbourhood centres to support increased housing densities and other incentives to encourage industry take up.	To encourage greater diversity in the new housing estates to offer homes at different price points and rental options to reduce instances of rental and mortgage stress and provide supply to improve vacancy rates.	1 Deliver greater housing choice in greenfield areas 2 Responds to community expectations that additional housing supply and choice in Redland cannot simply rely on infill development.
10	SD1 SD2 SD3	Increase maximum building height within the medium density residential zone to 7 storeys, where within 800m of a principal centre zone.	To accommodate housing growth and increased densities in proximity to principal centres where employment opportunities and greater access to transport exists. To maintain a balance of low to medium-rise development.	1 Deliver more medium-rise development within proximity to principal centres. 2 Deliver more housing choice closer to jobs, hospital and key employment areas.

Action	Strategic Direction	Proposed Action	Rationale	What will this achieve?
11	SD2 SD3	Require future greenfield development to incorporate low medium density and medium density residential zones to facilitate a mix of housing types and lot sizes at varying densities (including setting a minimum density of approx. 25 dw/ha) in new communities, particularly if new centre zones are created through master planning.	An acceptance of new development requires certainty around the locations and nature of growth. To facilitate greater diversity in the new housing estates to offer homes at different price points.	1 Clear direction and vision for greenfield development on how to accommodate housing growth. 2 Diverse housing and choice in new communities. 3 Responds to community expectations that additional housing supply and choice in Redland cannot simply rely on infill development.
12	SD2	Review the capacity of the Southern Moreton Bay Islands to accommodate additional housing.	To recognise the natural hazards and infrastructure limitations of the islands before any additional housing can be supported.	1 The right housing in the right locations. 2 Support the natural environment and protect the unique Redland islands
13	SD2	Review and update Local Government Infrastructure Plans to reflect anticipated changes in population growth that is aligned with this draft Strategy.	To identify and plan for future trunk infrastructure requirements as part of the Development Assessment process and to manage the capital works program	1 Alignment of future infrastructure requirements with planned population growth
14	SD2 SD3	Explore provisions to facilitate the delivery of secondary dwellings and ensure the continued provision of lot and dwelling sizes large enough to accommodate these housing types throughout the city, where appropriate.	To respond to the shifting household structure in Redland to accommodate the different compositions of people within a home. To recognise existing work being undertaken by Redland City towards secondary dwellings.	1 Optimise land use and offers a variety of housing typologies. 2 Change in housing types as the Redland community grows and evolves.
15	SD1 SD2 SD3	Review the current master planning for the Cleveland and Capalaba principal activity centres.	To ensure delivery of intended outcomes for the principal activity centres.	1 Identify any necessary action to help deliver the masterplans.

Action	Strategic Direction	Proposed Action	Rationale	What will this achieve?
Medium term actions for consideration as future planning scheme amendments				
16	SD1	Review car parking requirements for residential land uses within residential and centre zones and amend City Plan accordingly.	To reduce car requirements in areas well-serviced by public transport infrastructure through precinct planning to provide a more diverse supply of housing.	1 Shift parking provision to the market to reduce vehicle dependency and dwelling cost, and promote active urban form.
17	SD1 SD2 SD3	Following land analysis, expand and consolidate the designation of the medium density residential zone and low medium density residential zone within the City Plan, by identifying further areas that could accommodate more housing growth (including consideration of precincts and desired building heights within those precincts).	To cater for different housing needs, expansion of the low medium density residential zone (primarily through conversion of existing low density residential zoned land) facilitates a greater variety of housing typologies across Redland without expansion into areas of high environmental and biodiversity value. To reduce the reliance on the Redland islands to accommodate growth	1 Provide residential development of a density and dwelling type/s that are suited to areas of Redland. 2 Will help Redland to support a socially and culturally diverse community. 3 Will reduce the need for new multiple residential growth fronts which potentially impede and impact environmental areas.
18	SD2 SD3	Update category of assessment for rooming accommodation in the low density residential zone.	To remove barriers to developing increased density within the low density residential zone, including through delivery of co-housing/ co-living products.	1 Supply of housing products that can better meet the needs and financial capacity of people in different circumstances.
19	SD1 SD2 SD3	Following review, revise master planning for the Cleveland and Capalaba principal activity centres to address direction from this draft Strategy including improved density, diversity, and character and reflect this through City Plan amendments.	To ensure delivery of intended outcomes for the principal activity centres.	1 Implement any necessary action to help deliver the masterplans.

Action	Strategic Direction	Proposed Action	Rationale	What will this achieve?
Long term to be considered as part of a revised City Plan to be delivered by 2028				
20	SD1 SD2 SD3	Update City Plan to manage and guide growth and the development pattern for housing in line with this draft Strategy.	To set out the strategic intent for the creation of liveable communities and housing, supporting the development of housing diversity and choice for Redland residents.	1 Regulate growth that does not present unnecessary regulatory barriers. 2 Improve housing choice and affordability
21	SD1	Consider areas of neighbourhood character, design and environmental features and where appropriate, develop a neighbourhood planning program to provide for tailored outcomes within defined areas within Redland and amend City Plan over time.	Building design and landscaping is critical to acceptance of low-rise to high-rise development. Community feedback through stakeholder engagement indicated an ardent desire to retain the local character of existing neighbourhoods.	1 Supply of housing that is guided by specific form and design outcomes that positively contribute to local character.
22	SD1 SD2 SD3	Consider innovative housing typologies for alternative living arrangements and amend City Plan to provide for tailored provisions to accommodate these housing typologies, such as: • build to rent • co-living/Shared living • tiny homes • group housing • freehold micro lots and micro housing • freehold small lot housing • shop top housing • cluster housing • socially and financially sustainable model housing (Nightingale model)	To enable a variety of housing typologies that can support people at different life stages and in different personal circumstances.	1 Expand housing supply offer to better meet need and affordability requirements.
23	SD1 SD2	Develop an incentives policy/ mechanism (including both land use and infrastructure incentives) for the delivery of the above alternative housing typologies or housing models (or similar) within the City.	To support a key principle of draft ShapingSEQ in terms of current considerations for Planning Regulation 2017 amendments.	1 Facilitate delivery of more housing available for long term rental within Redland. 2 Provide for greater diversity in housing supply.
24	SD1 SD2	Undertake further planning to determine what opportunities exist to unlock growth in the high amenity areas around the Birkdale, Ormiston, Wellington Point and Thorneside train stations and amend City Plan accordingly.	To accommodate housing growth and increased densities in high amenity areas.	1 Deliver more diverse housing that maximises accessibility to high frequency public transport stations
25	SD1 SD2 SD3	Undertake a broader review of the categories of assessment and City Plan provisions around other aged care housing typologies, such as residential care facilities and relocatable home parks and amend City Plan accordingly.	To respond to an identified need to plan for an ageing population, through planning for the delivery of more age-specific housing types.	1 Facilitate the delivery of more age specific housing types within the city which will be needed by 2046.
26	SD1 SD2	Develop a guideline for the design and delivery of gentle density housing products to support the delivery of more of these housing types within the low density and low medium density residential zones.	To provide more certainty around desired design outcomes and to be consistent with ShapingSEQ policy.	1 Delivery of gentle density that is well designed.

9 Monitoring and reporting

Monitoring and reporting the housing supply and diversity of Redland City is an integral component to assessing the effectiveness of the Implementation Plan of this draft Strategy.

Through rigorous monitoring and regular reporting, areas of success and challenges to be addressed will be identified. Knowing these areas will assist to guide ongoing development of housing across Redland ensuring a range of homes are provided to meet the needs, budget, and lifestyle aspirations of the community.

Reporting and monitoring the housing within Redland also provides accountability and transparency and informs the community on progress of this draft Strategy.

The Queensland Government prepares an annual Land Supply and Development Monitoring (LSDM) Report. The report compiles a wide range of data from local governments, utility providers, the Australian Bureau of Statistics and Queensland Treasury in one easy-to-use location to annually monitor land supply and development activity across the SEQ region. This can be used to monitor:

- if Redland is maintaining a minimum 15 years of planned dwelling supply
- if Redland has more than four years of approved supply,
- cumulative dwelling approvals in line with average dwelling supply benchmarks, for both consolidation and expansion
- median lot sizes
- mix of housing typology

Redland City Council will be encouraged to annually prepare a Housing Supply and Diversity Statement to track any planning constraints to housing being delivered, status on implementation actions from this draft Strategy and updates on proposed planning amendments to support housing supply and diversity.

9.1 Housing Supply and Diversity Statement

The purpose of the statement is to provide an insight into how much housing is being delivered to achieve the supply and diversity targets prescribed by the draft ShapingSEQ.

The Statement is a valuable tool to understand how the Redland area is performing in delivering affordable and quality housing for its community now and in the future.

Townhouses, Capalaba



10 Glossary

Affordable housing	Housing that is appropriate to the needs of households with low to moderate incomes, if the members of the households will spend no more than 30% of gross income on housing costs[1].
Draft ShapingSEQ 2023 Update	The draft ShapingSEQ 2023 Update sets the framework for how South East Queensland can respond to the growing and changing region to enhance the already great communities and support the diverse needs and lifestyles of all Queenslanders. The final ShapingSEQ 2023 Update is expected to be finalised in December 2023
SA2	Statistical Area Level 2. The SA2 is the smallest area for the release of Australian Bureau of Statistics (ABS) non-Census and Intercensal statistics.
SMBI	Southern Moreton Bay Islands
Social housing	Residential accommodation that is provided to eligible people, using provisions and powers under the *Housing Act 2003*, that govern funding, regulations, and enable policy and program delivery settings. Includes public housing and community housing. Social housing is built, owned and managed by either the state (public housing) or Community Housing Providers under Part 4A of the *Housing Act 2003*. The Community Housing Provider sector includes a range of providers of varying size, including not-for-profit, charitable and faith-based providers as well as for-profit organisations.

[1] As defined by the Planning Regulations 2017.

The Redland population is growing and evolving, and it is important that the local housing supply meets these changing demographics.

The draft Redland Housing Strategy outlines the current needs, estimates the future demand and recognises the role Redland has in accommodating the growth across South East Queensland. This draft Strategy encourages all levels of government and industry to work together under the strategic directions to provide housing choice and diversity in Redland City.

Queensland Government

