

Queensland Government

Land Supply and Development Monitoring Report -2021

Print

Redland (*highlights added*)

ShapingSEQ establishes that Redland's expected population growth will require an additional 17,200 dwellings between 2016 and 2041, through its dwelling supply benchmarks.

The capacity and realistic availability of planned dwelling supply in the Redland consolidation and expansion areas provide more than the minimum 15 years of supply sought by *ShapingSEQ*.

There are about 4.6 years of supply of uncompleted lot approvals in Redland, which is above the minimum four years of supply sought by *ShapingSEQ*. The increase in uncompleted lot approvals in 2021 and the generally reduced rate of lot creation since 2017/18 has contributed to an increase in the years of supply figure. Furthermore, the Growth Areas team established earlier in 2021 has identified Southern Redland Bay as a priority growth area to coordinate the delivery of critical infrastructure to support planned growth. This along with \$15 million of loan funding from the Building Acceleration Fund is expected to support the development of approximately 5000 lots.

There are 9.7 years of supply of uncompleted multiple dwelling approvals in the Redland consolidation area, which is also above the minimum four years of supply sought by *ShapingSEQ*.

Dwelling approvals in Redland increased by 54 per cent when compared to the total dwelling growth recorded in 2019/20, largely influenced by the HomeBuilder government stimulus and low interest rate environment. As a result, Redland remains on track to accommodate the 2041 dwelling supply benchmarks, given the actual number of dwelling approvals for 2016/17 to 2020/21 is tracking generally in line with the consolidation average annual benchmark and is significantly above the expansion average annual benchmark.

When compared to existing dwelling stock at the 2016 Census, recent dwelling approvals indicate that housing in Redland has become more diverse. Dwelling density has increased, in accordance with SEQ's preferred future.

The capacity and realistic availability of planned industrial employment supply in Redland are less than the minimum 15 years of supply sought by *ShapingSEQ*. The

estimated take-up of developed industrial land between 2011 and 2021 in Redland was about 11 hectares, with about 37 hectares of planned industrial land existing as at 2021. Redland City Council is currently investigating preferred land uses in the Southern Thornlands area and an appropriate amendment to their planning scheme.

For:

- more information about the terms used above, [click here](#).
- a map of the consolidation area defined by *ShapingSEQ*, [click here](#).
- a map of the urban footprint defined by *ShapingSEQ*, [click here](#).

Note:

The 2021 Land Supply and Development Monitoring (LSDM) Report has been prepared using residential data to 30 June 2021, where available at the time of reporting, and planned industrial land supply data nominally to 30 June 2021.

Since 2020 the dynamic nature of land supply and development activity across SEQ has been highlighted through disrupted migration flows and increased demand for houses as a result of COVID-19 and government stimulus and investment. These impacts may vary across the region, recognising that the economy and housing markets operate differently in different areas of SEQ. Ongoing data collection and evidence-based reporting will therefore be critical moving forward to help guide and inform directions and decisions about land supply and infrastructure delivery and funding. The GMP will continue to monitor this information and consider the release of more regular metric-by-metric reporting of land supply and development activity data as information becomes available.