

1. Issue Name

Population Change and Development

2. Contributors

Wayne Dawson, Mark Grenfell, Roberta Bonnin, Melissa Bergin, Greg Jensen

3. Issue Definition and Scope

Any change without constructive planning and management strategies (and without a clear understanding of the environmental conditions in which this change is to occur) will generally have undesirable consequences.

Redlands is part of a high growth region within Australia and will continue to experience the pressures faced by the SEQ region in accommodating the predicted level of population growth over the next 20 years. This population growth will substantially be as a consequence of interstate and overseas migration to the region.

This paper addresses the scope of this population growth in real terms, the demographic change in the structure of the shire's population and the shire's development in accommodating this growth.

The Redlands community has actively entered the debate on the future planning for population growth in the Shire and the management of potential impacts on quality of life, shire liveability and environmental values. The issue of growth being managed at sustainable levels within the threshold capacities of the Shire's environment was a predominant issue considered by Council in its preparation of the Redlands Planning Scheme (RPS).

Additionally, this paper with its demographic analysis provides a basis for developing the key themes in other issues papers eg 'Community Development and Human Services' - change/growth in community infrastructure and social services provision.

4. Executive Summary

The Shire, is predicted to experience a sustained level of population growth over the next 12 years. This change will bring associated demands for urban greenfield land and infill development, increased provision of infrastructure capacity including social services and facilities¹. A population increase, of potentially 40,000 people in 12 years (and taking an average household occupancy rate of 2.7 people) will require an additional 14,800 dwellings to be developed during this period to accommodate this level of growth.

¹ Including both land designation and services/facilities provision.

Local growth management strategies as established in the Redlands Planning Scheme provide policy direction on planning for this change and consistency with the SEQ Regional Plan. One of the Desired Environmental Outcomes in the Redlands Planning Scheme seeks to manage population change and development by ensuring a compact urban form and pattern of development is achieved that maintains and enhances the identifiable coastal, hinterland and island communities of the Shire. Change in local neighbourhoods/communities with infill development or urban consolidation is to be managed with respect to and reflection of the local context and locational characteristics of those communities.

The Shire's demographic profile over the next 10-12 years will reflect:

- a higher proportional increase in the 65+ years age group, an increase in the 20-40 year age group and a relative status quo in the 0-20 age group;
- a decrease in household occupancy;
- only minor change in level of household ownership but still above State median;
- an increased level of lone person, single parent and couples without children households

Key operational considerations for the Corporate Plan 2006 – 2016

- Reinforce the principles of the RPS for balanced growth management outcomes in the Shire; with urban consolidation in a compact settlement pattern constrained by the Shire's Urban Footprint.
- Achieve efficiency in land development through prescription of lot and development density targets.
- Structure planning of new emerging urban communities with provision of a holistic approach to physical, environmental, economic, social and cultural planning of the local community with associated provision of community and services infrastructure.
- Engage with local communities in managing growth and change in these communities through local area planning initiatives.
- Provide opportunities for a variety in housing types in local communities and enhance the level of housing choice within the Shire
- Maintaining the values that contribute to the Shire's liveability factor, including:
 - Protection of the Shire's green spaces and provision of accessible open space within urban areas;
 - Increasing local employment opportunities;
 - Maintaining environmental conditions – for example air, water quality, biodiversity and habitat conservation;
 - Accessibility and opportunity to appreciate Moreton Bay and Shire's rural hinterland;
 - High quality provision of social services and facilities;
 - High accessibility to and opportunity to use alternative transport modes (Public Transport, Walking and Cycling) to the private motor car;
 - Maintaining the sense of community and building cohesive communities within the Shire;
 - Managing traffic congestion within the Shire;
 - Facilitate achievement of healthy communities.
 - Managing land supply and infill development opportunities within the Shire consistent with strategies that:
 - Increase the level of housing choice across the Shire' communities;
 - Supply in line with the growth management strategies;
 - Efficient development at established densities with a focus on creating desirable, liveable communities;
 - Establish intervention policy approaches in relation to affordable housing provision as part of, or provided by contribution from private development;
 - Encourage private public partnership opportunities in developing model housing projects;

- Provide adequate land for activity centres in the Shire that satisfy the future need of retail, commercial, industry and other employment based uses

5. Regional Cooperation

Influence of South East Queensland Regional Plan (SEQRP)

Finalised version of the Plan will be released on 30th June, 2005. Local Governments are required to commence actions to bring their IPA Planning Schemes into conformity with this Plan within a set statutory timeframe (90 days).

The Plan establishes an Urban Footprint across the region to accommodate urban growth to the year 2026. This urban growth boundary provides a clear delineation between the footprint and the Regional Landscape and Rural Production Area, including defined inter-urban breaks between settlement areas.

The draft Regional Plan in its achievement of urban consolidation and urban land use efficiency, sets targets for new dwellings provided through infill or redevelopment and also sets a minimum net yield in major new residential development (greenfield). There is a policy position to direct growth to the western corridor and reduce the medium to long-term pressures on the regional coastal local governments, such as Redland Shire.

Local governments are required to prepare Local Growth Management Strategies to demonstrate how the above targets and strategy Plans will be achieved. This includes structure planning of identified greenfield areas, meeting projected housing needs, local employment and higher density development opportunities.

Regional Advocacy

Redland Shire Council through its submission to the SEQRP recognised a number of key challenges to the Plan's success:

- the development and delivery of the regional infrastructure plan – funding adequacy, allocations and prioritisation across region.
- continuing focus on effective engagement (partnering) with local government across the regional and at the sub-regional levels.
- the capabilities to deal with pressures that will arise in delivering on the Plan's Principles and Strategies – eg preferred pattern of development (especially the western corridor growth strategy); strengthening the network of centres concept and confronting out of centre development; urban footprint – protection of the growth management boundary, providing certainty and confidence in longer term planning for the region.
- the pursuit and success of employment distribution strategies. Maintaining focus on achieving diverse local employment opportunities across the whole of the region.
- the State agencies through both their policy and fiscal planning delivering the Plans principles and strategies.
- commitment to key advisory and implementation groups – eg Regional Landscape Open Space Advisory Committee and Transit Oriented Development Taskforce.
- Council needs to actively participate both through the Council of Mayors (SEQ) and SouthRoc in regional growth management and infrastructure planning in partnership with the State Government.
- Council's focus needs to be on: (not an exhaustive list)
 - the 5 year review of SEQRP
 - the annual review of Regional Infrastructure Plan
 - the broadhectare Studies for Redland Shire.
 - the Department Local Government and Planning – Planning and Information Forecasting Unit (PIFU) population and demographic predictions, estimates and analysis for the Shire and region

6. Background/ Discussion

Existing Population and Future Population Growth Estimates

Queensland and SEQ Regional Context

Queensland in the year to June, 2004 was the fastest growing Australian State or Territory (2.1%) and also experienced the largest growth in real terms (80,998 new residents). This growth was represented by over 45% net interstate migration (36,686 people) predominantly from New South Wales (25,000 people)². The natural increase remained relatively consistent at 24,500 persons in real terms or 30% of the total growth.

Table 1: Natural increase, net overseas migration and net interstate migration, Queensland, years ending 30 June 1995 to 2004(p)

Year to 30 June	Natural increase	Net overseas migration	Net interstate migration	Total(a)	Natural increase	Net overseas migration	Net interstate migration
	No.	No.	No.	No.	(%)	(%)	(%)
1995	26,047	10,580	40,224	76,851	33.9	13.8	52.3
1996	25,290	13,051	32,614	70,955	35.6	18.4	46.0
1997	25,580	12,620	19,605	55,981	43.8	21.6	34.6
1998	24,639	12,490	17,424	53,054	43.7	24.5	31.9
1999	24,427	13,710	16,682	53,696	45.5	25.5	31.1
2000	24,645	17,514	18,453	60,116	41.0	29.1	30.7
2001	25,366	21,003	20,024	67,409	37.6	31.2	29.7
2002	24,337	26,488	31,201	82,026	29.7	32.3	38.0
2003(r)	23,738	27,122	39,207	90,067	26.4	30.1	43.5
2004(p)	24,642	19,670	36,686	80,998	30.4	24.3	45.3
10 year average	24,871	17,425	27,212	69,115	36.8	25.1	38.3

(a) Differences between total growth and the sum of natural increase and net migration between 1996 and 2001 are due to intercensal discrepancy.

(p) preliminary

(r) revised

Source – DLG&P (PIFU) 'Population Growth-highlights and Trends 2005'

Queensland's growth in the last 3 years to end of June, 2004 has been the highest ever recorded for a consecutive 3 year period. Growth peaked in year 2003 with a 10.1% reduction in 2004 from that peak.

In 2004, 76.4% of Queensland's population growth occurred in SEQ (61,868 people). This accounted for 25.9% of Australia's total population growth. The estimates indicate a continued trend in high levels of growth over the next 20 years with an additional 1 million people resident in the SEQ by 2026.

Queensland and especially SEQ's attraction to inward interstate migration was its climate and lifestyle, housing affordability³ and employment opportunities. The peak age grouping for inward movement to Queensland is 20-34years.

Redland Shire Population Estimates

Redlands has continued to experience population growth levels in light of the above; as a consequence of the following phenomenon – 'sea change', 'Queensland - sun-belt' and 'metropolitan city fringe development' and due to the positive attributes offered by the Shire's locality (on Moreton Bay, within 30-45km of the Brisbane CBD); environmental, liveability and micro-climate conditions.

² Balance: Victoria (6003 people) and other States and Territories (5,700 people).

³ Comparative to median housing price in Sydney and Melbourne. This situation over the past 2 years has adjusted with a substantial increase in the median house prices in Brisbane and SEQ; pressuring the comparative margins existing prior to 2003.

With an estimated population of 127,777 people (2004), Redlands has maintained an annual growth rate in excess of 2.3%. In the year to June, 2004, the Shire grew by 2953 people in real terms which was a 29.5% decrease from a 5 year peak in 2003. (4,330 people - annual growth rate of 3.5%). This mirrors the Queensland and SEQ growth situation which also experienced a peak in 2003.

The Shire's annual population growth over the period between 1993 – 2004 has been relatively consistent in a range between 2100-4500 people with an annual mean of 3345 people over this 12 year period.

Table 2
Annual population change - Period from 1993 - 2004

Year to 30-Jun	Natural increase	Assumed net migration	Annual change	
			Total	Per cent
1993	830	3,665	4,495	5.1%
1994	915	2,988	3,903	4.2%
1995	895	2,648	3,543	3.7%
1996	847	2,808	3,655	3.7%
1997	826	1,674	2,500	2.4%
1998	775	1,340	2,115	2.0%
1999	816	2,002	2,818	2.6%
2000	812	2,559	3,371	3.1%
2001	797	2,569	3,366	3.0%
2002	804	2,438	3,242	2.8%
2003	651	3,538	4,189	3.5%
2004			2,953	2.3%

Source – DLG&P PIFU 'Population and Housing Fact Sheet – Redland Shire August, 2004'

Population growth estimates for the Redlands over the next 20 years identify a continuing trend in annual growth in the range as above identified. The PIFU4 estimates (Dec 2003) which adjusted the previously adopted Medium5 and High Series projections published in 2001 are set out in Table 3. For the planning horizons, 2016 and 2021, the Redlands population is predicted to grow 35,6706 people to 2016 and 48,7206 people to 2021 from the 2004 Shire ERP of 127,777.

Table 3
December 2003 Revised Projections

	Projected population		
	Low	Medium	High
2006	131,274	132,098	133,517
2011	144,444	146,261	149,701
2016	157,296	160,583	167,547
2021	163,516	168,435	179,636
2026	167,815	176,022	191,700

Source – DLG&P (PIFU) 'Population and Housing Fact Sheet Redland Shire August, 2004'

September 2001 Projections

	Projected population		
	Low	Medium	High
2006	131,541	134158	135,903
2011	144,460	149705	153,166
2016	155,366	163450	168,805
2021	166,418	176495	183,888
2026	Unknown	189540	Unknown

Source – LUPG (PIFU) 'Projections September 2001'

Over the next 10 years, Redlands will continue to experience a sustained level of annual population growth similar to that of the past 5 – 10 years.

⁴ PIFU – dept of Local Government and Planning: Population information and Forecasting Unit.

⁵ 2016 Projects used in Council's preparation of the Statement of Proposals for the Redlands Planning Scheme.

⁶ Based on difference from the 2004 ERP figure for Shire of 127,777 people and the 2001 Median series level projections for 2016 and 2021 – Table 3.

Factors which could have an immediate effect on this trend over the next 3 years are:

- Inward Interstate migration levels being influenced by the median house price increase/affordability factor (across Brisbane and SEQ)
- Capital Investment in infrastructure – job creation factor and Queensland's unemployment rate⁷.
- Continued attractiveness to living on the coast.

Distribution of Population Growth in Shire

Over the next 10 years, the Thornlands, Redland Bay, Mount Cotton, Wellington Point and Victoria Point SLA's are projected to experience the highest level of population increase. This reflects greenfield/broad hectare residential development potential in these areas.

Table 4
March 2005 Projections

	2001	2006	2011	2016	2021
Alexandra Hills	17864	17383	17355	17603	17396
Birkdale	13734	14543	15332	15988	16028
Capalaba	17709	17526	17565	17902	17824
Cleveland	13203	14056	14732	15740	16405
Ormiston	5209	5849	6365	7074	7417
Redland Bay	7093	11050	13773	15611	16138
Sheldon-Mt Cotton	4457	5263	7620	9261	10313
Thornside	3488	3516	3655	3920	4129
Thornlands	7627	11285	15223	20292	24158
Victoria Point	12184	14107	15491	16492	16851
Wellington Point	8582	10569	11675	12554	13060
Redland (S) Bal	6102	6953	7469	8143	8715
TOTAL	117252	132097	146259	160583	168435

Source – DLGP (PIFU) March, 2005 Population projections

Capalaba, Cleveland, Birkdale will predominately experience population growth through urban infill/consolidation development, at rates less than that of the greenfield/broad hectare areas.

Predictions for Alexandra Hills identify no growth to 2021. The RPS does encourage limited redevelopment opportunities in medium density housing in selected locations.

While over 11,800 privately owned lots exist on the Southern Moreton Bay Islands, the rate of permanent resident growth has remained at approximately 350⁸ people/annum (2003, 2004 years). This also resulted in an increased level of building activity (dwelling houses) on the Southern Moreton Bay Islands over this period.

The Redlands Planning Scheme provides the mechanism to provide:

- a balance between new greenfield development and urban consolidation.
- the accommodation of projected levels of population growth through allocation of land use zoning with preferred density patterns.
- the facilitation of an efficient and sustainable pattern of urban development (including use of transport and other infrastructure).
- a promotion of housing choice, density and land use mix.

Inward Migration

In the year to June 2003, inward migration (intrastate, interstate and overseas) into the Shire represented 84.4% (3,538 people) of the annual population change for that year.

⁷ Queensland unemployment rate of 5.2% common with the national average of 5.1% (2004).

⁸ Figure represents an estimate on change in Redlands(s) Balance for this period. Redland(s) Balance includes North Stradbroke Island and Coochiemudlo Island in this figure.

A break up of this figure is being sought from PIFU, together with any addition details of demographic profile of this migration.

Shire Demography

Age and Sex Profiles

Profile characteristics of the Shire’s population at June, 2001⁹ indicate:

- an increase (5.6%) in young people (0-14 years) to 26,111 from 24,717 in 1996.
- an increase (24.6%) in older people (65 years) to 13,227 from 10,616 in 1996.
- an increase (15.2%) in working age people (15-65 years) to 78,039 from 67,749 in 1996.

Table 5
2001, 2011 & 2021 PROJECTED AGE GROUP INCREASES

Age Group	2001 Population	2011 Population	Number Increase	Percentage Increase	2021 Population	Number Increase	Percentage Increase
0-20 Years	35218	36670	1452	5.0%	37434	764	3.4%
20-40 Years	30054	38301	8247	28.4%	43247	4946	22.3%
40-60 Years	33985	40420	6435	22.2%	40580	160	0.7%
60+ Years	17995	30868	12873	44.4%	47174	16306	73.5%
TOTAL	117252	146259	146259	100.0%	168435	22176	100.0%

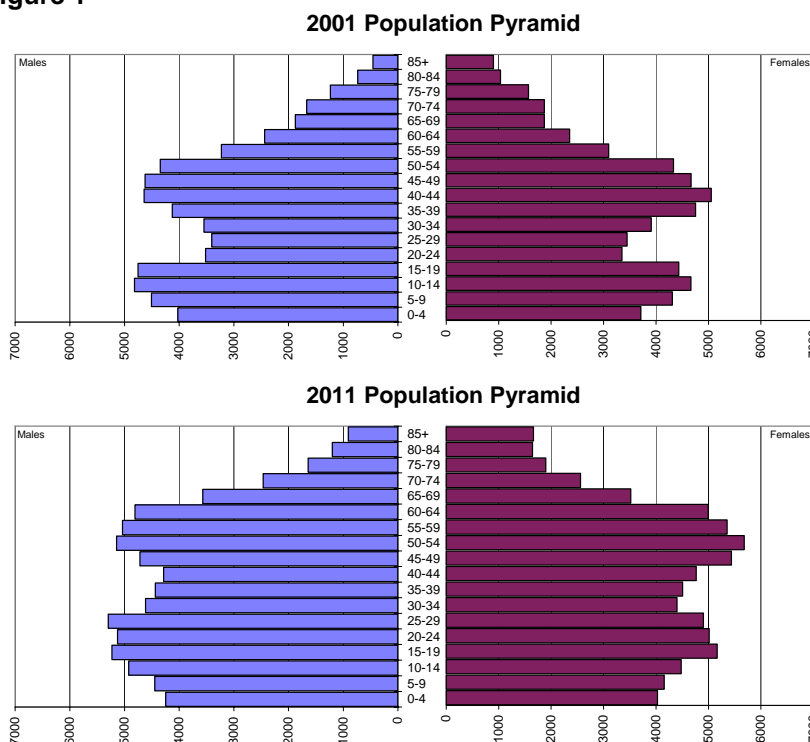
Source

⁹ – DLGP (PIFU) Data Release 2004 Collation by Council’s Land Use Planning Group, 2005

The changing age structure for the Shire is shown in Figure 1. These figures identify the following trends:

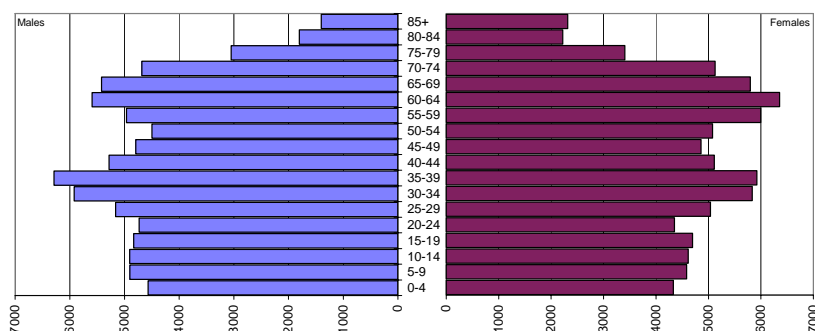
- Proportional higher % increase in the 65 plus years cohort.
- An increase in 20-40 year cohort. (Family formation age and active employment)
- The rapid change of 40-60 year olds up to 2011 then relative stagnation to 2021.
- Relative slight variation in 0-20 year age group 5% or less in 2011 and 2021

Figure 1



⁹ 2001 Census – ABS data release. Comparison to 1996 Census – ABS data release.

2021 Population Pyramid



Source – DLGP (PIFU) Age/Sex projections April 2005

Family Type/Structure

The 2001 Census identified a continuing trend of change in the family unit composition:

- Single parent families increased from 12.5% to 14.1%¹⁰ of all families in 2001.
- Couples without children increased from 34.2% to 35.7%¹⁰ in 2001.

Dwelling Structure and Occupancy

During the period between 1996 to 2001, the Shire's dwelling stock increased as follows:

- Separate Houses – Increased by 4903 dwellings; establishing a (Shire overall total of 35,068 dwelling houses or 80% of Shire's Housing Stock in 2001)
- Townhouse/Units - Increased by 1492 dwellings (Total of 5,064 or 11.5% of Shire's Housing Stock in 2001)

New Separate Dwelling house construction represented approx: 73% of all new housing stock for this 5 year period. Subsequent analysis of dwellings approvals from this time shows a trend, back to a higher proportion of separate dwellings to other housing forms. (2003 Year – 93.5%, 2004 year – 86.7%)

Table 6 Dwelling Activity

Year to September	Dwelling approvals		
	Houses	Other	Total
1996	1,088	283	1,371
1997	1,121	234	1,355
1998	1,016	251	1,267
1999	1,203	402	1,605
2000	1,048	367	1,415
2001	969	164	1,133
2002	1,533	185	1,718
2003	1,376	113	1,489
2004	998	194	1,192
Dec Qtr 2003	328	72	400
Mar Qtr 2004	247	31	278
Jun Qtr 2004	199	39	238
Sep Qtr 2004	224	52	276

Source - DLG&P PIFU 'Population and Housing Fact Sheet – Redland Shire August, 2004'

In relation to household occupancies, the 2001 Census indicated relative consistency with the 1996 figure for the Shire. (Table 7) The occupancy rate for separate dwellings was marginally higher than for Queensland.

¹⁰ Figures are lower than these for Queensland, being 16.0% and 37.4%, respectively.

Table 7 - People per dwelling

	Average household size			
	Redland Shire			Qld
	1991	1996	2001	2001
Separate house	3.1	3.0	2.9	2.8
Semi-detached, flats, etc	1.8	1.8	1.8	1.8
Other dwellings inc caravans	1.9	1.7	1.7	1.8
All occupied private dwellings	3.0	2.8	2.8	2.6

Source – DLGP (PIFU) 'Demographic Profile in Redland Shire 2002'

There is a universal trend in decreasing household sizes. Predictions for Redlands is that by 2016 household size will be for Separate Dwellings – 2.7 people/household (7% decrease) and for Townhouse/Units – 1.7 people/household. (5% decrease).

Household Ownership and Renting

In 2001, the Shire had a significantly higher proportion of occupied private dwellings owned or being purchased (72%) than for Queensland (62.4%). This Shire figure did marginally decrease from 1996 (74.5 %) but was a 3927 dwellings increase in real terms.

Similarly in this period the percentage for rented dwellings increased only marginally to 22.9% from 21.8% in 1995. (in real terms an increase of 1888 dwellings).

Mortgage repayments/month (ABS Census 2001) were \$1000 or more for over 44% of all borrowers.

61% of weekly rents in the Shire were between \$150 – 249. (2001) This was higher than that for Queensland, with 40.9% in this range.

Individual, Family and Household Income

The 2001 Census provided figures on median weekly income for local government areas in the Brisbane and Moreton Statistical divisions, with Redlands recording the 3rd highest median household incomes behind Pine Rivers and Brisbane local government areas.

Table 8 – Median Weekly Income

Local government area	Individual income	Family income	Household income
	— \$ —		
Beaudesert (S)	377	900	829
Boonah (S)	296	695	600
Brisbane (C)	416	1,068	872
Caboolture (S)	303	734	651
Caloundra (C)	293	664	578
Esk (S)	277	675	596
Gatton (S)	305	797	680
Gold Coast (C)	359	821	688
Ipswich (C)	352	863	753
Kilcoy (S)	282	666	589
Laidley (S)	282	696	615
Logan (C)	366	858	773
Maroochy (S)	320	715	623
Noosa (S)	334	685	605
Pine Rivers (S)	433	1,075	982
Redcliffe (C)	294	722	563
Redland (S)	382	965	847
Brisbane & Moreton SDs	371	906	766
Queensland	360	871	735
SDs as % of Qld	103.1	104.0	104.2

C = City S = Shire SD = Statistical Division

(a) 'Place of enumeration' basis, i.e. the place where the person was counted on census night.

Source: Australian Bureau of Statistics, Census of Population and Housing, 2001 (unpublished data).

Attendance of Education Institutions

In 2001, a total of 25% of the total Shire's population (28,939 people) were attending educational institutions (pre-school, primary, secondary and tertiary - either in full or part time capacity). At the primary and secondary levels, the proportion of public to private school student attendance are as set out in Table 9.

Table 9 Institutional Break-ups in Public Government and Private Schools

	Public Students	Private Students
Primary	8,517 (68%)	3,914 (32%)
Secondary	4,873 (58.8%)	3,426 (41.2%)

Source 2001 Census – ABS Data

The private sector has lessened the pressures of student growth in the government public schools system in the Shire, most significantly over the past 5-8 years.

Key Implications

The Shire will experience a continuing level of sustained population growth over the next 10-15 years as part of a light growth region in Australia.

Population growth distribution in the shire will remain dominated by greenfield development with intervention policies within the RPS achieving an increased proportion of infill/urban consolidation in the medium to long term. (Target of 70%:30% ratio by 2016)

Higher proportional increase in population 65 plus years, an increase in 20-40 year cohort (family formation and active employment and learning life period); with relative little variation in 0-20 year age groups.

No predicted growth in 40-60 age group in the 2011-2021 period.

Decreasing household occupancy, implications on dwelling unit numbers to house population growth.

A slight decrease in the level of household ownership in Shire; but the overall level remains substantially higher than that for Queensland.

The existence of high weekly rents in Shire will potentially have an influence on household ownership, housing choice and affordability.

Increasing dependence on private secondary schools in Shire to meet growth demands.

Shire Development and Future Trends

Dwelling Approvals

Dwelling approvals for the year ending June, 2004 fell by 18.2% from the proceeding 12 period period. (See Table 6)

The proportion of new dwelling houses to other forms of housing was 86.7%. This was a decrease from 2003 where the percentage was 93.5% dwellings houses to 6.5% other.

In the short-term (2-3 years), the new house Market will be negatively influenced by:

- Speculation on interest rate increase – 1-2 percentage points over 2 – 5 years
- Over heated property market, significant price increase over past 2 years.
- Supply levels of lots and new houses in market place.
- Building material supply and demand for sub- contractor labour has affected pricing.
- Competition with the growing home additions and renovation trend.

Residential Lot Approvals, Registrations

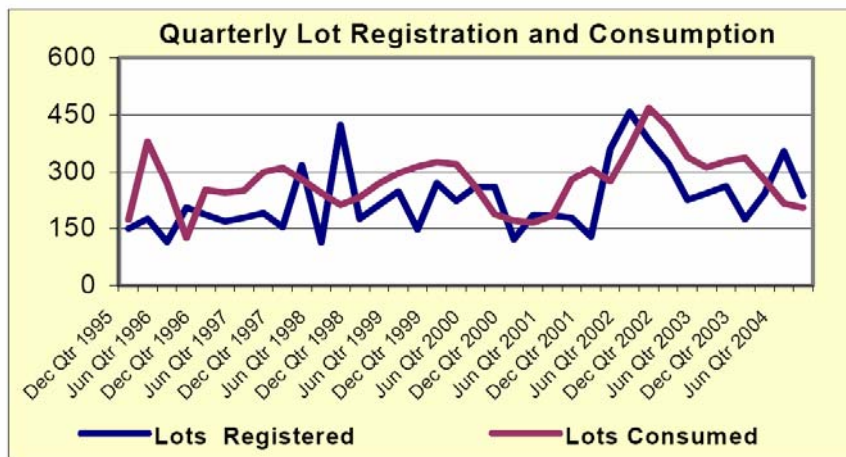
New lot registrations for the 3 years between 2002 – 2004 have exceeded 1000 each year. Lot consumption and land sales in each of these years exceeded the level of new lot registrations. This reflects a consumption of the pre-existing land bank of lots existing across the Shire.

Table 10 Land Development Pipeline Data

Year to September	Lot Approval ¹	Lot Production ¹	Lot Registration ²	Lot Consumption	Median Value Land Sales ³	Volume of Land Sales ³	Dwelling Approvals
1996	742	939	647	950	\$ 117,800	573	1,371
1997	693	797	726	1,046	\$ 107,200	752	1,355
1998	786	943	1,010	1,048	\$ 100,000	962	1,267
1999	686	611	784	1,113	\$ 108,900	788	1,605
2000	1,415	1,017	1,013	1,096	\$ 113,600	503	1,415
2001	726	606	671	802	\$ 123,100	736	1,133
2002	1,348	1,267	1,332	1,418	\$ 142,600	1,405	1,718
2003	1,212	1,056	1,054	1,398	\$ 191,300	1,147	1,489
2004	1,022	1,158	1,009	1,038	\$ 248,200	600	1,192
Dec Qtr 2003	402	216	175	338	\$ 233,500	249	400
Mar Qtr 2004	379	137	242	279	\$ 267,900	165	278
Jun Qtr 2004	125	384	355	216	\$ 241,200	111	238
Sep Qtr 2004	116	421	237	205	\$ 264,300	75	276

Source DLG&P PIFU 'Population and Housing Fact Sheet – Redland Shire August, 2004'

Table 11

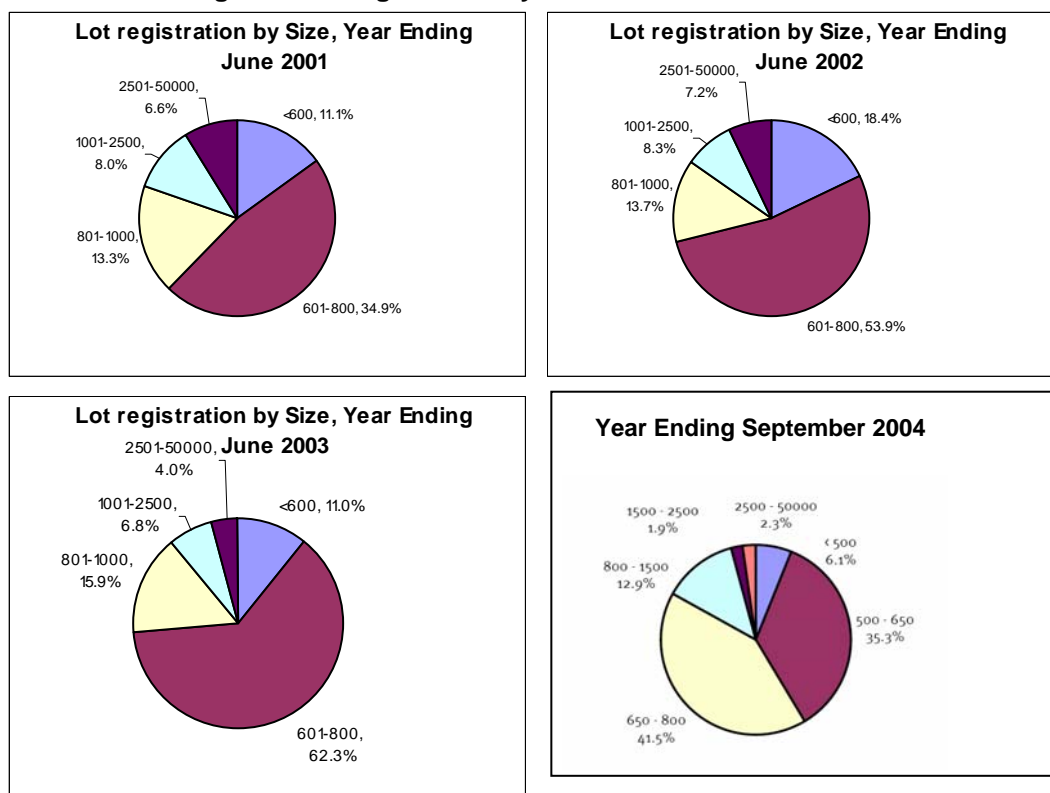


Source DLG&P PIFU 'Population and Housing Fact Sheet – Redland Shire August, 2004'

The trend in the short-term is a movement downward from the peaks early 2002 and mid 2004.

The type of lot registered in the year ending September 2004 (Figure 2) shows an increased proportion of lots in the 500 – 650m2 grouping (from the 2003 year). This is influenced by the 1998 Strategic Plan, yield efficiencies (relative to increase in raw land price); market demands for housing choice and affordability.

Figure 2 Lot registration by Size¹¹



Source DLGP (PIFU) Annual Lot registration data – 2001 - 2004

The future trend will be to seek net lot yields that require a mix of lot sizes in new greenfield developments and achievement of efficiencies in the development of urban lands.

¹¹ The figure provides a visual representation of the size groups for new allotments registered in the Shire for the identified periods. Unfortunately, PIFU adjusted the size groupings in its 2004 analysis.

Redlands Planning Scheme

This document will form the key mechanism for growth management and development control in the Shire for the next 8 years. It has a planning horizon to 2021 and will define a preferred pattern of settlement consistent with the SEQ Regional Plan.

Through six (6) desired environmental outcomes (DEOs), the Redlands Planning Scheme will achieve ecological sustainability in the Shire.

Under Desired Environmental Outcome 2 Character and Identity, it is intended to protect and strengthen these elements in the Shire by managing population change and development by:

- Ensuring a compact urban form and pattern of development that maintains and enhances the identifiable coastal, hinterland and island communities with each:
 - Separated by greenspace;
 - Displaying a sense of place and character;
 - Being provided with local services, useable green spaces and access to public transport within commuter walking distance of dwelling units;
 - Incorporating a building height, scale and range of residential uses that reflect the local context and locational characteristics.

Restricting the range of uses undertaken within the Emerging Urban Community zone to maintain its low intensity and open character until such time as further studies and community consultation process undertaken within the life of this planning scheme, demonstrate the suitability of the land for future urban purposes.

Ensuring no further expansion of urban development outside of those areas zoned for such purposes under the Redlands planning scheme;

Ensuring the prevailing character for the Shire, comprising its bayside location, low to medium density development and the scenic coastal landscapes are enhanced and protected;

Promoting a range of housing densities and opportunities for medium density housing development in areas with good access to services and transport.

Redland Broadhectare Study 5 – June 2005

PIFU has completed¹² its analysis for the Shire. This study looked at the availability of broad hectare land (lot size in excess of 2500m²) capable of further development in the Shire under the existing Transitional Planning Scheme and potentially under the draft Redlands Planning Scheme (where consistent with the draft SEQ RP Urban Footprint.) This information identifies potential capacity to meet population change over allocated timeframes¹³. The conclusion is a capacity to accommodate an additional 34,780 people¹⁴.

¹² Unpublished data as of June 2005.

¹³ These timeframes are predictions of the 'ready' capability for the land to be brought onto the market ie. Approvals, infrastructure availability, etc.

¹⁴ This analysis does not factor in infill and redevelopment potential.

Table 12
Redland Broadhectare Study 5 - June 2005

Broadhectare Land Stock and Population Capacities

Timeframe	Urban Residential (ha)	Population (@ 12 d/ha)	Population (@ 15 d/ha)	Low Density Residential (ha)	Population	Total Broadhectare Land
0 - 2 years	250	8100	10125	34	367	284
2 - 5 years	350	11340	14175	66	713	416
5 - 10 years	149	4828	6035	33	356	182
10+ years	59	1912	2390	15	162	74
Not specified	11	356	446	1	11	12
TOTALS	819	26536	33170	149	1609	968

Summary of Issues - Challenges and Actions

Growth Management Strategies

To sustainably provide for the projected population growth in a balanced strategy between urban infill/consolidation and new greenfield developments. In order to achieve the desired environmental outcomes of the Redlands Planning Scheme, the following is required:

- Structure planning of the new Emerging Urban Communities
- Sequencing of land release with achievement of the allocated density
- Higher density housing in allocated areas eg vicinity of centres and public transport networks
- Provision of infrastructure to meet growth demands
- Protection and enhancement of the Shire's environmental values including waterways, biodiversity, habitat conservation and the like.

In the longer term beyond 2026, any growth in Shire will predominantly need to be accommodated in infill/urban consolidation in existing urban areas¹⁵. This is on the basis that constraints to new urban Greenfield land will contain expansion of the shire's urban footprint. (based on current community values relative to issues such as koala habitat conservation, scenic amenity, rural landscape and greenspace, preservation and enhancement etc.)

It is highly desirable, in partnership with the State Government, to strongly maintain the urban growth boundary within the Shire; to protect the Shire's green space value, including rural land and scenic amenity qualities, in the longer term.

Master or Structure Planning of new Communities¹⁶

Council needs to drive this planning process and also needs to:

- Engage in the planning of these identified areas with landowner stakeholders and the community.
- Ensure that contribution is made to the greenspace values of the locality and shire in the development of these areas.
- Provide for community and services infrastructure and facilities within these communities at the inception to residents occupying the new communities.

Local Area Planning

Council needs to undertake and manage growth and change in existing local communities in a manner that reflects local community aspirations and values, the local context and locality characteristics.

¹⁵ Fundamental reverse in housing type ratio identified in section 6.2.3 of this paper.

¹⁶ Policy documentation within RPS.

Achieve high quality urban design outcomes for development in existing local communities. The RPS establishes the outcomes to be achieved in relation to particular development forms.

Engage in identifying future community vision and aspirations of residents through local area planning exercises across the Shire's existing local communities.

Housing Choice

There is a need to develop a range of housing types to provide an opportunity to accommodate demographic changes in household structure and relationships. The range of housing types need to address the emerging trends created by an increasing level of lone person, single parent and couples without children households.

A further challenge is to accommodate increased density and alternative housing forms into existing neighbourhoods without compromising the community values of these areas. This needs to be balanced in the broader community interest of achieving urban consolidation, infrastructure efficiency and accessibility to urban services and facilities .

Maintaining and Enhancement of the Shire's Liveability Factor

Achievement can occur through:

- protection of the Shire's green spaces and provision of accessible open space within urban areas;
- increasing local employment opportunities,
- maintaining environmental conditions – for example air, water quality, biodiversity and habitat conservation.
- accessibility and opportunity to appreciate Moreton Bay and Shire's rural hinterland;
- high quality provision of social services and facilities
- high accessibility to and opportunity to use alternative transport modes (Public Transport, Walking and Cycling) to the private motor car
- maintaining the sense of community and building cohesive communities within the Shire.
- managing traffic congestion through the Shire.

Housing Affordability

In localities such as Redlands, affordability is not just a consequence of land supply. Other factors such as coastal locality, proximity to metropolitan Brisbane, quality of Shire's liveability established through bayside location, etc and services, have influenced recent hikes in land and housing prices.

The Shire demography indicates that Redlands like other fringe local governments to major metropolitan areas will not be removed from the growing social pressures created by diminishing housing affordability for certain groups in our communities.

Strategies to address the challenge can include:

- Increasing level of housing choice across the Shire's communities,
- Land supply in line with the Shire's growth management strategies,
- Efficient development at established densities with a focus on creating desirable, and liveable communities.
- Intervention approaches with affordable housing provision as part of or provided by contribution from private development.
- Private public partnership opportunities;
- Community housing co-operatives.

Allocation of land for Activity Centres and Community Purposes

The Redlands Planning Scheme provides for adequate land provision for the next 10 years in Activity Centres throughout the Shire for retail, commercial, industry and other employment based uses. The Redlands Planning Scheme encourages:

- The development of centres in accordance with a functional network, with individual centres of varying level differentiated from one another on the basis of a centres matrix that distinguishes centre role, function, scale and use composition.
- Business and industrial development through designation of land for commercial and general industry activities.

With completion of the Integrated Employment Area study, the planning of preferred areas of employment based activities can be reviewed based on timing, demand and purpose.

In new emerging urban communities, provision shall be made for social and community infrastructure facilities to serve the new local community and where appropriate the immediate neighbouring communities. Timing of provision should be upfront in the development of the emerging urban community.

With infill development, augmentation of existing or provision of new facilities will be required to service the needs of the increased population. Higher density areas in the shire have been determined for their accessibility to social and community infrastructure service.

APPENDIX A

Sources of Data/Information

- Dec Q 2004: Australian Demographic Statistics – Australian Bureau of Statistics (ABS)
- Redlands Planning Scheme: Statement of Proposals (2002) – Land Use Planning Group
- Demographics Profiles Redland Shire (2002) (ABS Census 2001) – Dept Local Government and Planning
- Redlands Planning Scheme – Position Papers Population and Demographics and Residential Development (2002) – Land Use Planning Group
- Population Growth – highlights and Trends – Queensland 2005 – Dept Local Government and Planning
- Queensland Regional Profiles 2004: Brisbane and Moreton Statistical Divisions – (2005) Office Economic and Statistical Research
- Population and Housing Fact Sheet: Redlands Shire (2004) – Dept Local Government Planning (PIF Unit)
- ABS 20014 Census Data
- PIGU Estimates – Predicted Residential Population
- Broad hectare 2002 and 2005 Published and unpublished reports
- SGS IEA reports
- Position Paper 2002 – Draft RPS
- RSC – Prepared data eg Historic Growth Trends
- Independent Population Capacity Reports (for Draft RPS)