



redlands housing strategy 2011-2031

This report has been prepared by the Redlands Housing Strategy 2011 -2031 Project Consortium comprised of:

SGS
Economics & Planning



John Gaskell
planning consultants



99
CONSULTING
Good Thinking



Redland
CITY COUNCIL



This document has been prepared in accordance with the Redland's City Council's Terms of Reference and is issued in confidence for the purpose for which it is applied only. Unauthorised use of this document in any form whatsoever is prohibited. No liability is accepted by Redland's City Council or any employee, contractor, or sub-consultant of this organisation with respect to its use by any other person. This disclaimer shall apply notwithstanding that the document may be made available to other persons for an application for permission or approval to fulfil a legal obligation. All plans, diagrams and maps contained herein are for illustrative purposes only.

Cover images (clockwise top left to right) sourced from: - UDIA (2010), Redland City Council (2011), BVN Architecture (2010), Happy Haus (2011), Greenacres Motel Caravan Park (2011), Redland City Council (2011), Happy Haus (2011).

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	4
1.0 INTRODUCTION TO THE PROJECT.....	5
1.1 Purpose.....	5
1.2 Project Scope and Outputs.....	7
1.3 Planning Process.....	9
2.0 POLICY CONTEXT	10
2.1 National Housing Challenges.....	10
2.2 National Policy Context	13
2.3 Council Strategic Context	16
2.4 Stakeholder Engagement	18
3.0 THE STRATEGY	21
3.1 Strategy Overview	21
3.2 Sufficient Housing.....	22
3.3 Well Located Housing.....	26
3.4 Diverse Housing.....	33
3.5 Affordable Housing.....	43
3.6 Sustainable Housing	50
4.0 MONITORING AND EVALUATION.....	57
4.1 Implementation.....	57
4.2 The Redland Housing Report.....	58

EXECUTIVE SUMMARY

The population of Redland City is expected to grow by about 50,000 people between 2006 and 2031. To accommodate these people, approximately 21,000 extra dwellings will need to be provided. This housing will need to be:

- *well located*, close to transport, employment and facilities so that residents have good access to the things they need to live a good life
- *diverse*, to meet the changing needs of the population of the Redland which over the next 20 years will age, live in smaller households and have a higher proportion of people with disabilities
- *affordable*, so that average first home owners can find housing that suits their budget, and low income renters are able to find somewhere to live without the chronic risk of homelessness
- *sustainable*, environmentally, socially and economically, so that people can live in safe, well designed neighbourhoods which have the lowest possible ecological impact.

This strategy outlines how Redland City Council will work towards achieving these goals. It builds on earlier work including the South East Queensland Regional Plan 2009-2031 and the Redland City Draft Local Growth Management Strategy. It also brings together work conducted on behalf of Redland City Council over the past 12 months, including

- a detailed housing needs assessment
- a review of the existing Redlands Planning Scheme
- a review of other Council programs and activities which have an impact on housing
- a consultation process which culminated in a cross-sector workshop held in May 2011.

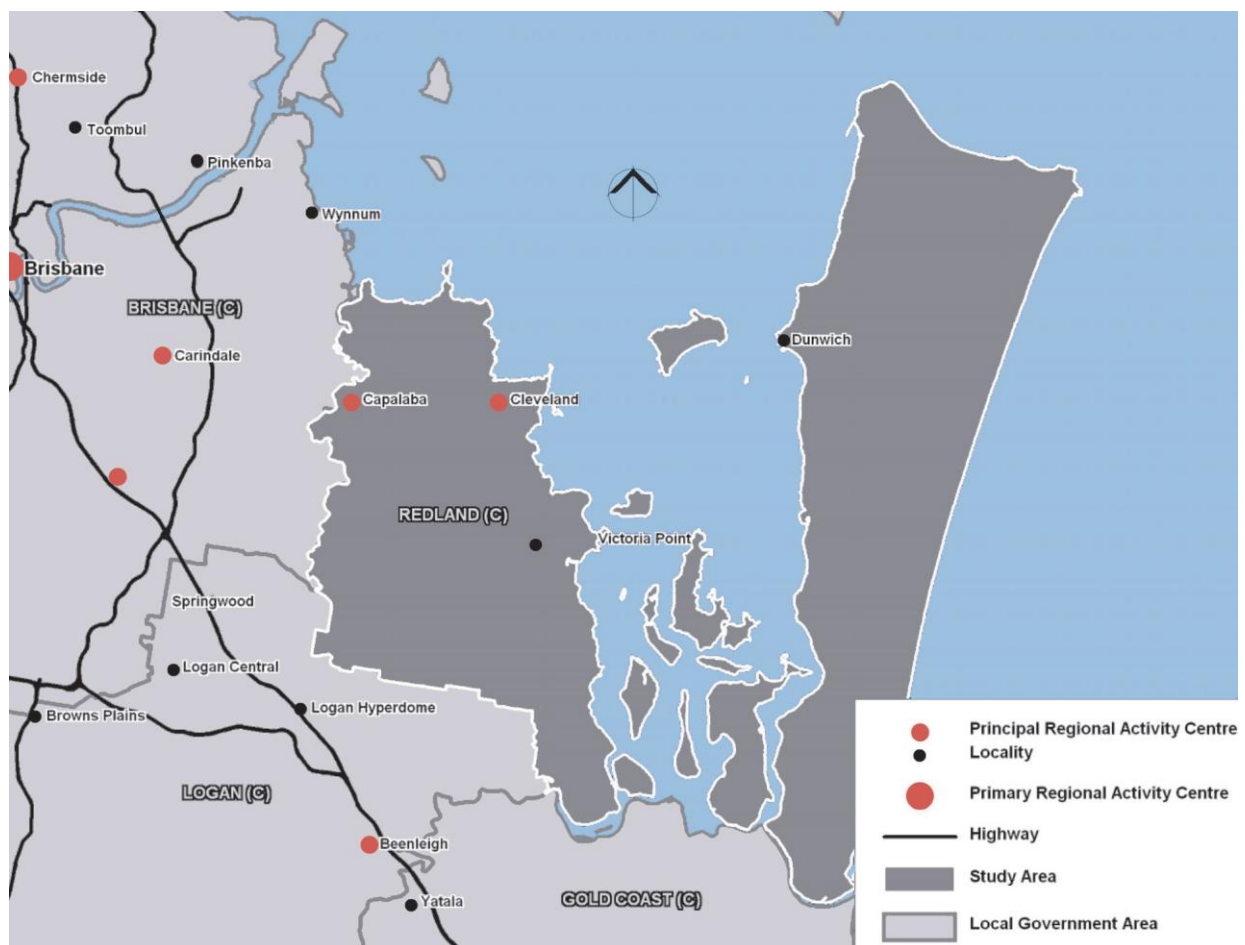
The result is a detailed action plan which will guide Council over the next 10-20 years as it responds to these housing challenges. This action plan is summarized in Figure 8 in Section 3.1 of the strategy document.

1.0 INTRODUCTION TO THE PROJECT

1.1 Purpose

Redland City is a rapidly growing urban area in South East Queensland with a population of approximate 140,000 persons, situated on Moreton Bay and bounded by Brisbane City to the North and East, Logan City to the South East and Gold Coast City to the South. The location and extent of Redland City are shown in Figure 1 below.

Figure 1 – Redland City



Redland City faces a number of challenges in relation to housing its current and future population. These include:

- ensuring enough housing is developed to meet the need created by population growth
- ensuring that this housing is well located
- ensuring that the diversity of this housing matches the diversity of household types in the Redland, especially in accommodating older residents, first home buyers and family households.
- ensuring that this housing is affordable, especially to people on low to moderate incomes
- ensuring that housing and neighbourhoods are ecologically sustainable.

Responsibility for housing policy and for the delivery of housing on the ground does not rest with Council alone. Commonwealth and State governments carry the major responsibility for policies that influence housing delivery, and most of the actual housing is delivered by private developers or by State or community social housing providers.

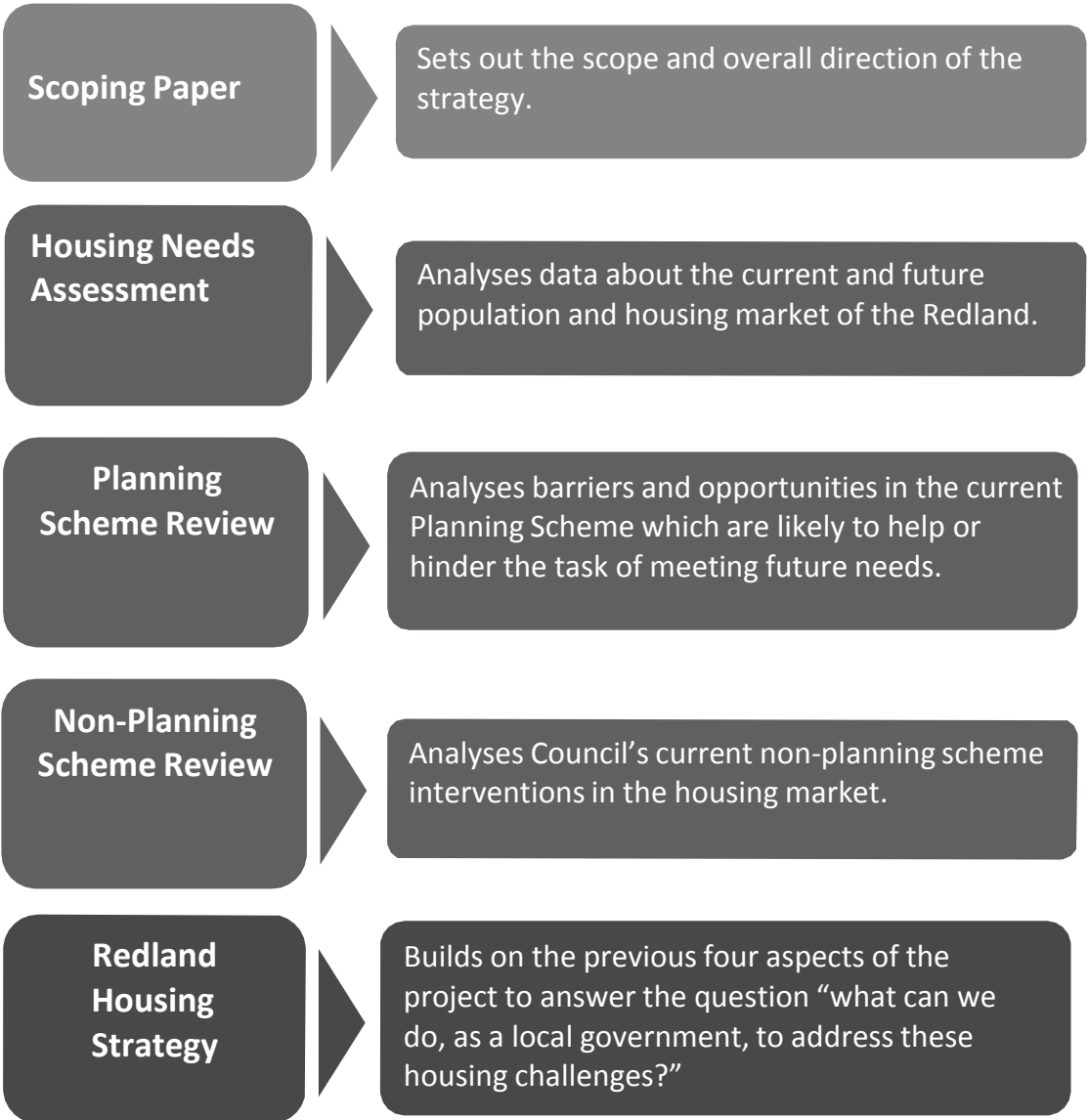
However, Council has a number of responsibilities which have an important influence on the supply of housing. It has responsibility for developing the planning scheme which largely determines the amount and what type of housing can be produced, in what locations, and under what conditions. It also regulates certain types of housing, provides important support services which impact on people's ability to live in the community, and provides a local coordination role which facilitates the delivery of affordable and special needs housing.

This document aims to provide a framework for these areas of Council responsibility, and to outline a coordinated set of strategies and actions to guide Council's housing responsibilities over the next 10-20 years.

1.2 Project Scope and Outputs

In order to prepare itself to address its housing challenges, Council has been working with a team of consultants to develop the Redland Housing Strategy and Action Plan. This project has five key components which are summarized in Figure 2 below.

Figure 2: Redland Housing Project Components



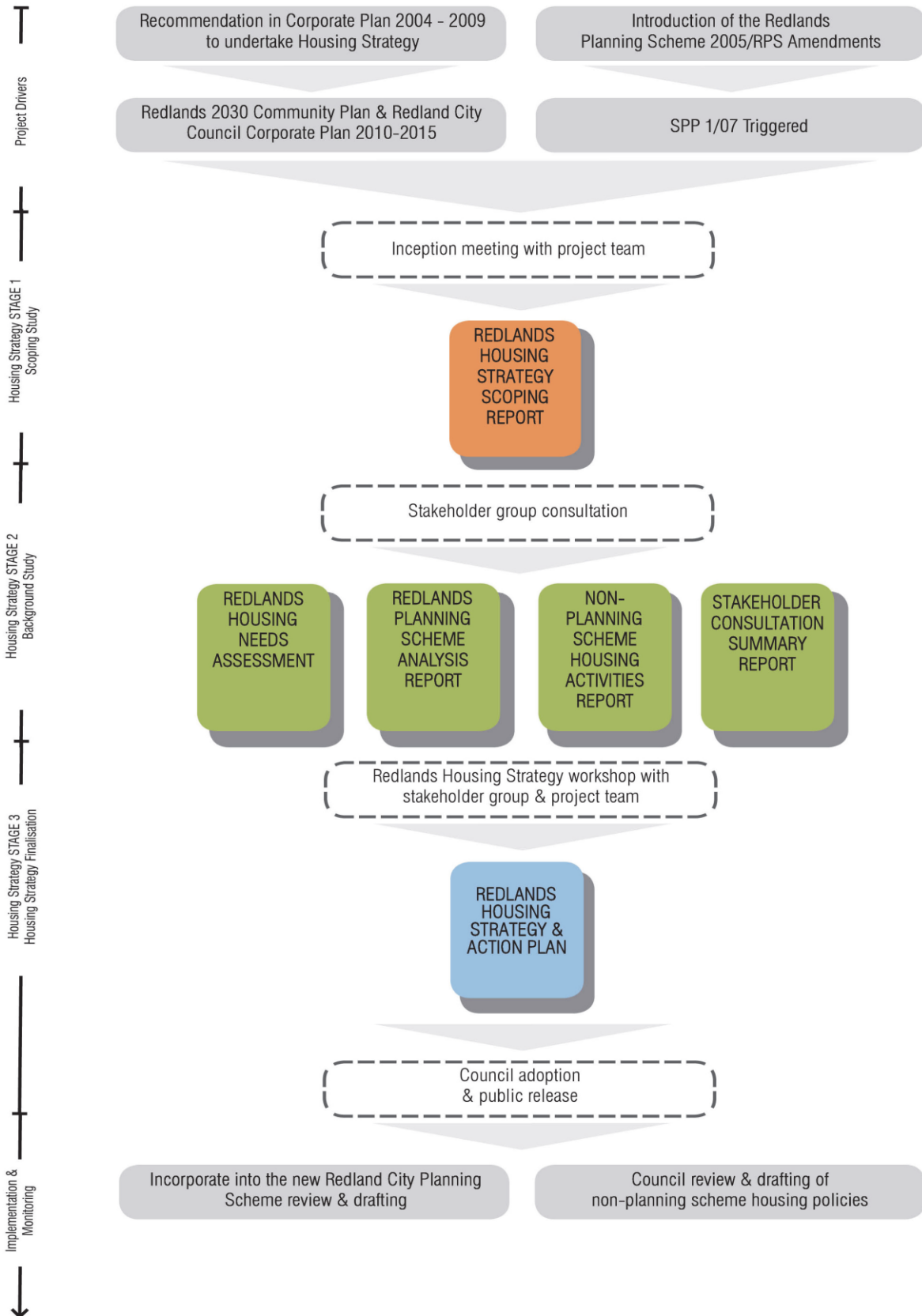
Each of the four previous detailed reports is attached to this Strategy for further information. The current document – the *Redland Housing Strategy and Action Plan* – draws on the pieces of work done to date to provide a set of actions which aim to address the issues identified in each piece of work.

This report will cover the following.

- The context in which the strategy is taking place, including the Commonwealth and State policy context, the overall population and housing challenges facing Australia and in particular South-East Queensland, and the current social and policy environment in Redland City.
- A detailed action plan which outlines the outcomes, objectives and actions which Council will implement over the next 10-20 years.
- Details of how the Strategy will be implemented, monitored and evaluated.

1.3 Planning Process

A snapshot of the planning process- including leading up to the project and implementation - is summarised below.



2.0 POLICY CONTEXT

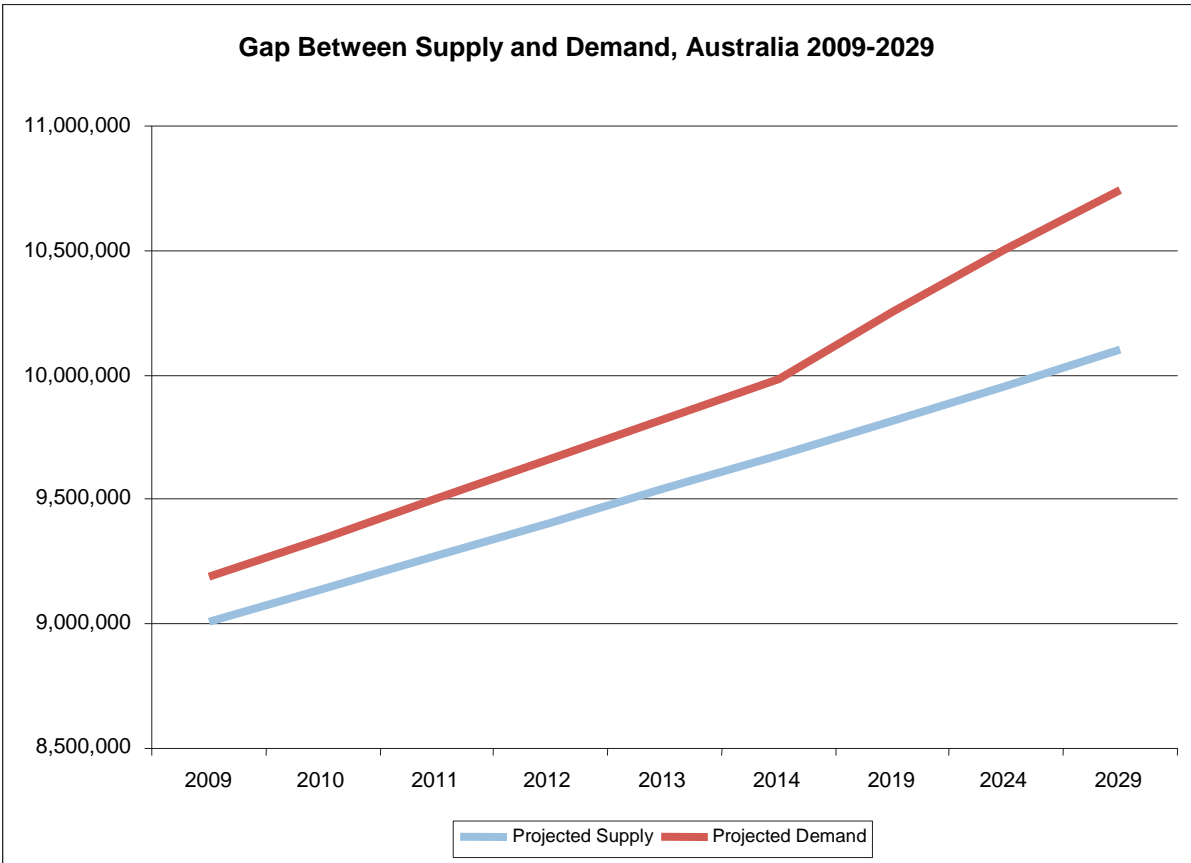
2.1 National Housing Challenges

Many of the housing issues faced by the Redland are not unique to our community. Australia is currently facing a number of key housing challenges that affect all parts of the nation to a greater or lesser extent. These include the following.

Quantity of Housing

The National Housing Supply Council estimates that in June 2009 there was a shortfall of 178,400 dwellings across Australia. Their projections (illustrated in Figure 3 below) suggest that this shortfall will grow to 308,000 by 2014 and to 640,000 by 2029 based on current trends.¹ This presents a challenge to all levels of government and to the development industry to improve policies, systems and processes for the production of housing.

Figure 3: National Housing Projections²



¹ National Housing Supply Council, *2nd State of Supply Report 2010*, p xiv

² Source: Adapted from National Housing Supply Council *State of Supply Report 2010*

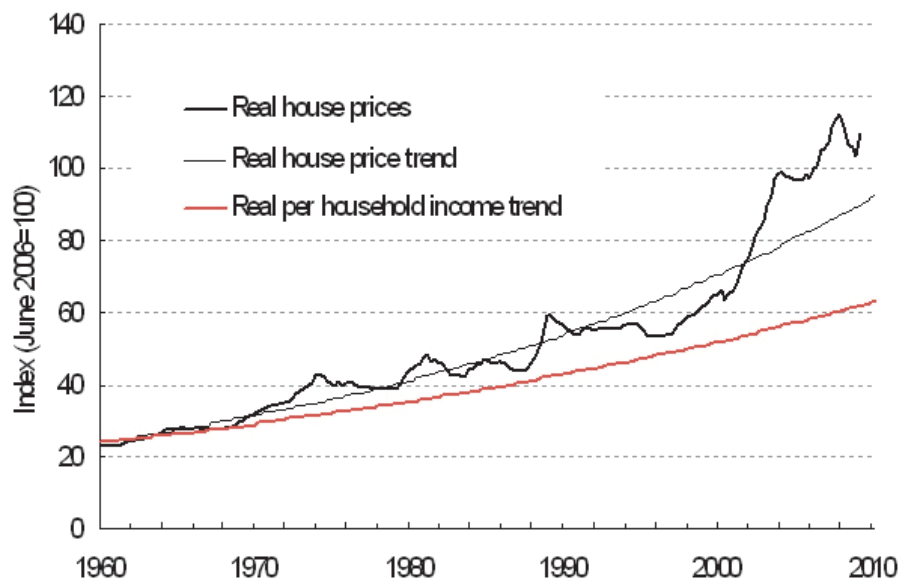
Affordability of Housing

Over the past 20 years both housing purchase prices and rents have consistently grown faster than median incomes, as illustrated in Figure 4. This has created an increasing “affordability gap” for households on low to moderate incomes. The causes of this affordability gap are complex, varied and often hotly debated. Some of the commonly cited causes include:

- supply and demand (accessibility to credit, interest rates, population growth, changing demographics, government incentives such as the First Home Owners Grant, a culture of large home ownership on the “quarter acre block”)
- high infrastructure charges and costs
- other government charges such as stamp duty
- taxation arrangements (income tax, company tax, capital gains tax, GST, land taxes)
- increasingly higher construction costs
- increased social security dependency
- planning and government processes which can increase a development’s holding costs
- land banking, which can be used to influence supply and demand, and therefore price
- reduced government investment in public housing.

The reason for the affordability gap is more than likely a culmination of all these factors.

Figure 4: House Prices and Incomes, 1960-2010³



³ Taken from Dr Judith Yates, *Housing Affordability – Who Is the Most Affected?*, adapted from *Australia’s Housing Affordability Crisis*, in *The Australian Economic Review*, vol. 41, no. 2, pp. 200–14, 2008. Figures from Productivity Commission (2004) to 2003, updated by ABS Cat no. 6416.0 to 2009

Quality and Sustainability of Housing and Neighbourhoods

Rapid population growth in Australia's key urban areas, including South-East Queensland, has led to a range of challenges related to urban growth. These include:

- developing sustainable and livable urban neighbourhoods
- preservation of cultural heritage
- affordable living
- developing transport systems that effectively link residential areas with centres and other major destinations and
- managing the ecological footprint of our cities.

The importance of improving the environmental performance of buildings is today commonly recognised and accepted by the community, development industry and all levels of government. It's not surprising why. According to the Green Building Council of Australia, "Buildings consume 30% of the world's resources including 12% of its water, and up to 40% of its energy. Buildings also produce 40% of waste going into landfill and 40% of emissions."⁴ It is essential, therefore, that we continue to evolve and improve the way we house our community, to ensure resources are used more efficiently and the ecological footprint is minimised.

Housing Stress and Homelessness

The overall challenges of housing supply impact particularly on lower income households. Nationally 50% of home purchasers in the lower 40% of the income range were in housing stress (paying more than 30% of their income in housing costs) while 20% of lower income private renters paid over 50% of their income in rent⁵. At the most critical end, the 2006 census counted over 100,000 people homeless on census night⁶.

⁴ Green Building Council of Australia, *Handbook for the Green Star Rating System*, 2010

⁵ *Ibid*, p 94

⁶ Chris Chamberlain and David MacKenzie, *Counting the Homeless Australia 2006*, Australian Bureau of Statistics, 2008, p viii

2.2 National Policy Context

All three levels of government are responsible for policies which respond to these challenges. Table 1 below summarises the responsibilities of the three levels of government.

Table 1 – Government Housing Responsibilities

	Commonwealth	Queensland Government	Redland City Council
Tax and finance	Major taxation responsibility including income tax and GST.	Responsible for some taxes including land tax and stamp duty	Property rates
Housing assistance	<p>Direct delivery of Commonwealth Rent Assistance and First Home Owners Grant.</p> <p>Funding of social housing.</p> <p>Specific housing programs including National rental Affordability Scheme.</p> <p>Oversight of National Affordable Housing Agreement</p>	Responsible for funding and direct delivery of social housing, and home lending schemes aimed at low to moderate income households.	<p>Minimal role in supporting local community providers and networks.</p> <p>Some Queensland local governments directly provide housing or provide financial support to non profit housing companies.</p>
Planning and land development	<p>Minimal role.</p> <p>Housing Affordability Fund encourages planning initiatives aimed at improving affordability.</p>	<p>Sustainable Planning Act 2009 and related policies, including State Planning Policy 1/07 - Housing and Residential Development.</p> <p>South East Queensland regional Plan 2009-2031 sets the framework for planning in SEQ.</p> <p>Urban Land Development Authority responsible for planning selected Urban Development</p>	<p>Development and implementation of the Redlands Planning Scheme and related planning policies and local area plans.</p> <p>Development assessment and control.</p> <p>Setting and administering infrastructure charges (within constraints of State legislation).</p>

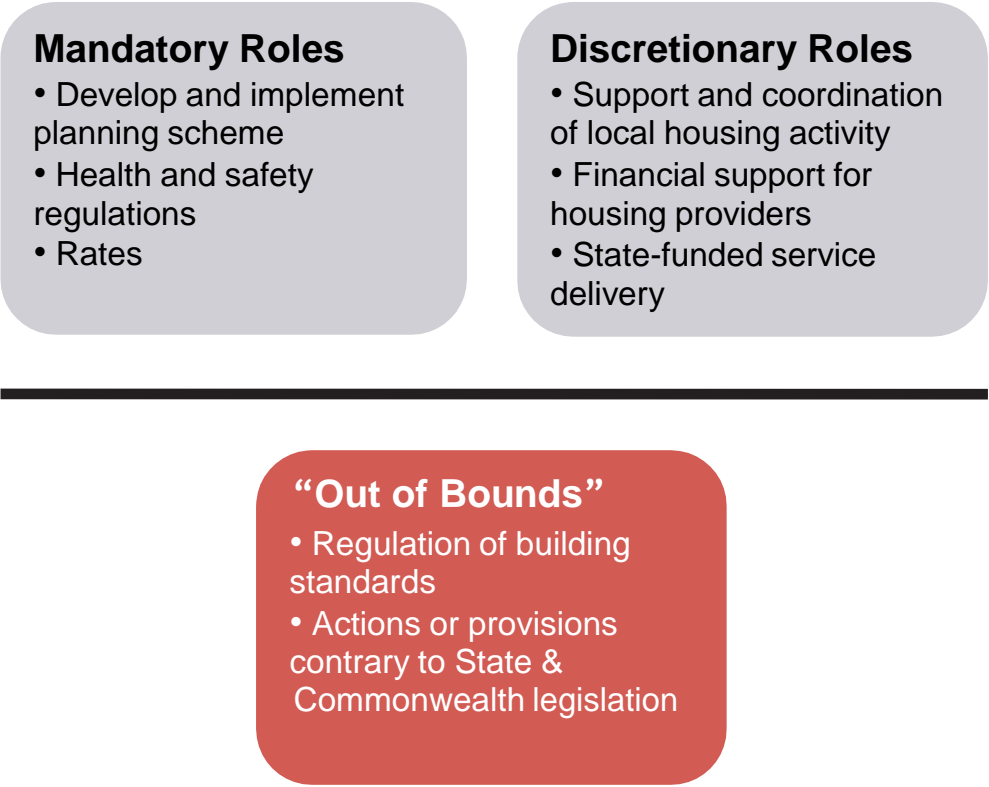
	Commonwealth	Queensland Government	Redland City Council
		Areas.	
Regulation	Regulate the financial system (eg interest rates) via the Reserve Bank, and responsible for company legislation.	Responsible for a range of housing-related legislation for the purpose of building standards, tenancy law, regulation of the Real Estate industry and regulation of associations.	Local laws governing health and safety standards in rental accommodation with shared facilities, caravan parks and camping grounds, and temporary dwellings.
Human service delivery	Jointly fund a range of programs for homelessness, disability, health and aged care.	Fund and administer the majority of human services programs, as well as directly providing some services to the community.	Delivery of Home Assist Secure program with State funding, and delivery of some key older persons and disability services. Coordination, advocacy and community development role.

Source: Adapted from *Australian Housing – A Fair Share? National Shelter Policy Platform 2007*

Redland City Council’s role in housing is strongly influenced by State legislation. This legislation makes some activities mandatory on Council, and prevents it from getting involved in others. In between these two categories, there are a range of roles which Council may choose to undertake at its own discretion, depending on resource availability and the needs of the local community.

These three categories are represented in Figure 5.

Figure 5 – Mandatory, discretionary and “out of bounds” roles



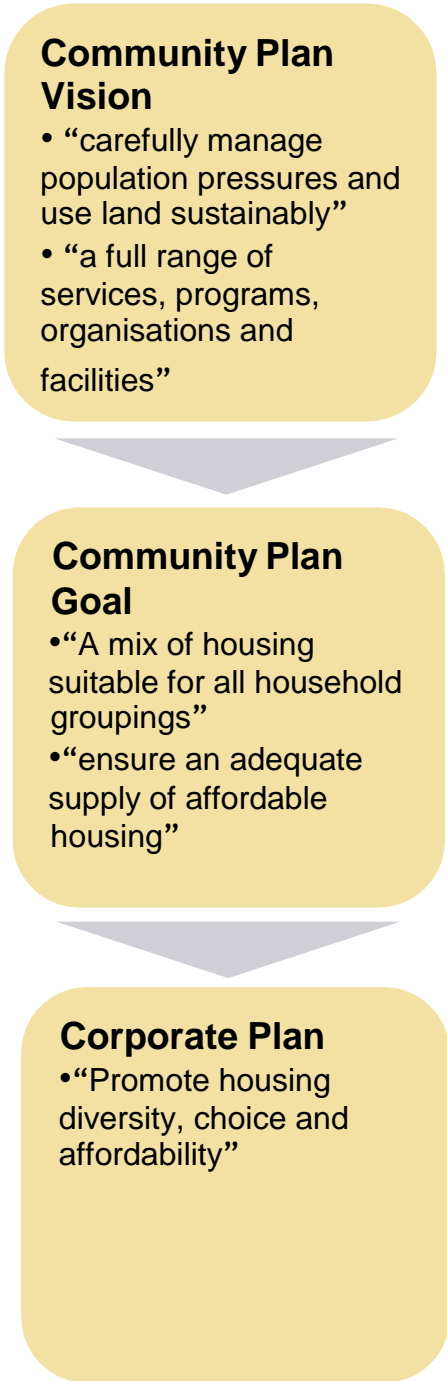
Within these various roles there is significant scope for collaboration. Council can carry out many of its discretionary roles by using State or Commonwealth funding such as by applying for Commonwealth funds from the Housing Affordability Fund to support local planning actions that improve affordability, or supporting local organizations to apply for National Rental Affordability Scheme grants. It also has some ability to influence Commonwealth and State policy in these areas which are “out of bounds” for direct Council activity; for example, by advocating changes to the *Building Act 1975*, the *Building Code of Australia*, the *Queensland Development Code* or *Sustainable Planning Act 2009*.

It is essential to put Council’s role and potential influences with housing in context. Council is one of several key stakeholders in housing, having an active interest in effective policy outcomes. Community expectations of what Council can achieve in relation to housing must therefore be realistic. With a clear understanding of Council’s role and housing objectives, stronger synergies and partnerships with the community and key stakeholders are possible. With strong and congruent partnerships, Council can make significant contributions to achieving successful housing outcomes.

2.3 Council Strategic Context

In 2009-10 Council carried out a wide-ranging consultation process which culminated in the adoption of the Redlands 2030 Community Plan. This is a widely supported vision for the city which guides Council’s more detailed Corporate Plan. The key statements in the Community Plan and the Corporate Plan which pertain to housing are summarised in Figure 6.

Figure 6 – Community and Corporate Plan



The Community Plan has two Vision Outcomes and goals which provide the basis for this strategy. The Vision Outcome “Wise Planning and Design” states:

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine the limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

This flows through into Wise Planning and Design Goal 7 – Housing options to meet different needs.

A mix of housing suitable for all household groupings makes efficient use of land within the urban footprint and encourages a range of affordable housing options which include the retention of existing low density residential options and protection from intensification or encroachment of other uses.

This in turn flows through to a strategy in the 2010-15 Corporate Plan.

*Wise Planning and Design –
5.9 Promote housing diversity, choice and affordability to address the city’s current and future needs, incorporating medium density housing within and around the city’s centres and transport nodes*

There is also a Community Plan Vision Outcome for “Strong and Connected Communities”.

Our health, wellbeing and strong community spirit will be supported by a full range of services, programs, organisations and facilities, and our values of caring and respect will extend to people of all ages, cultures, abilities and needs.

The detailed goals supporting this Vision Outcome include Goal 9 – Access to affordable housing.

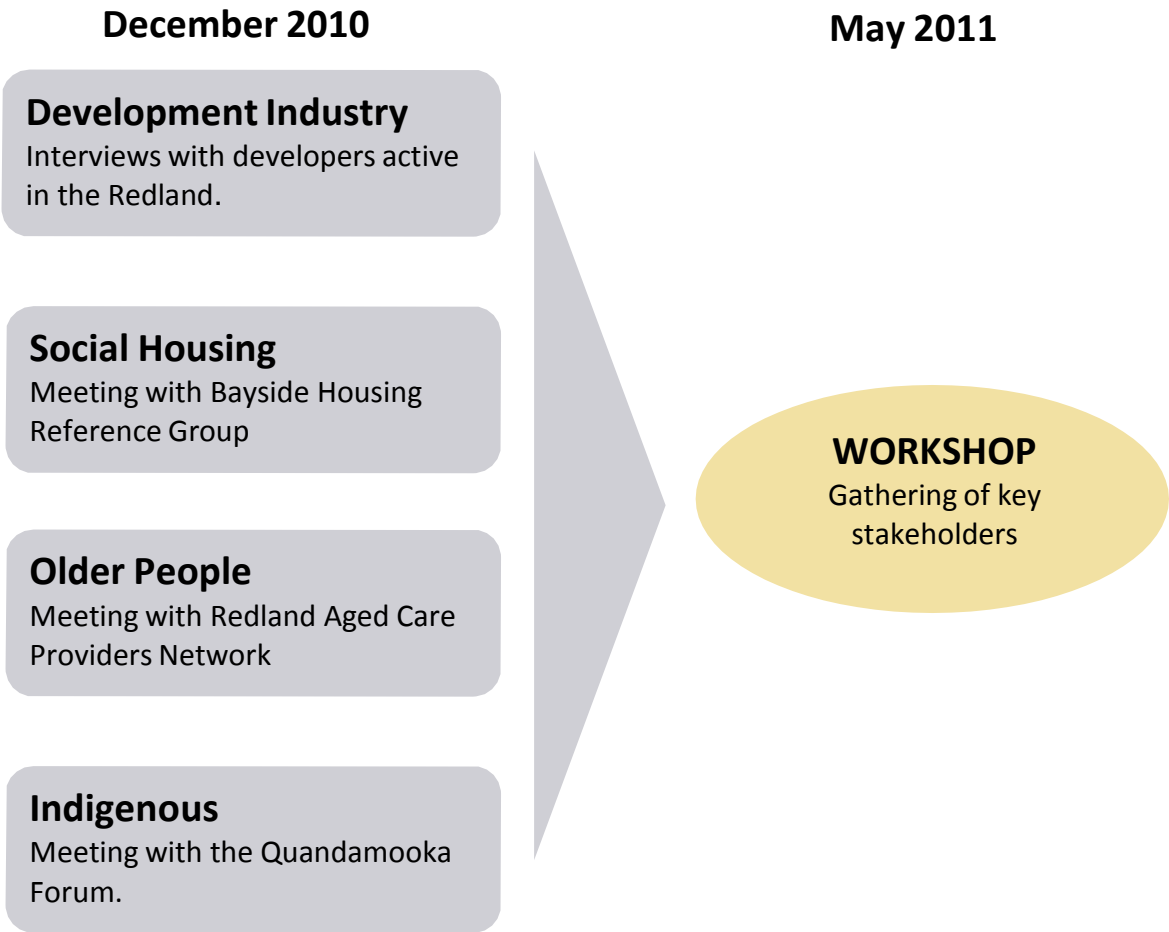
Developers, housing organisations, special initiatives and a range of proactive land and social policies ensure an adequate supply of affordable housing for low and moderate income earners and those at risk of homelessness.

The current Housing Strategy and Action Plan is designed to guide Council in achieving these ambitious goals.

2.4 Stakeholder Engagement

To complement the broad community consultation which informed the Community Plan we have undertaken consultation with stakeholders who have a direct role with housing in the Redland and have an intimate understanding of the housing issues relevant to their respective disciplines. The consultation process is summarized in Figure 7 below.

Figure 7 – Consultation Summary



Some of the themes raised in the first round of consultation are as follows.

The difficulty of achieving higher densities in Redlands

Developers consulted in this process expressed the view that in the Redlands it is difficult to deliver financially viable medium density housing projects outside key central locations such as Cleveland and Capalaba. According to some of the developers consulted, this is largely due to local market conditions and a lack of demand, and not so much a matter of planning regulations. Members of the Bayside Housing Network reflected on the type of community opposition medium density housing developments have attracted recently.

The challenge of land supply

Some of the developers consulted, and the participants in the Quandamooka Forum, commented on the challenge of land supply requirements over the next 20 years. The Forum commented particularly on the situation on North Stradbroke Island where there is very little developable land, but there is a likelihood of an influx of people following successful Native Title negotiations. Developers commented on a lack of serviced land in general.

A perception of inflexibility and lack of timeliness in Council's development assessment process

Most of the developers consulted and the participants in the Aged Care Providers Network expressed a strong view that Council takes too long to process development applications and is not sufficiently flexible in the application of planning policy.

Balance between environmental and housing needs

There was a strong perception amongst developers, aged care providers and to some extent also social housing providers that at present environmental preservation is over-emphasised at the expense of housing development.

Aged Care Facilities

Aged Care providers expressed a strong view that the planning scheme does not sufficiently support the existing requirements of the aged care industry. In their view, retirement village projects are processed as simply "standard" housing developments, resulting in inappropriate assessment of project components such as car parking and infrastructure requirements.

Island Issues

The Quandamooka Forum focused on the specific situation on the Islands (especially North Stradbroke). They commented on a likely increase in demand for housing as a result of Native Title decisions, and on the difficulty of achieving this within current planning and infrastructure arrangements.

Housing Affordability

Social housing providers noted that there has recently been a rapid expansion of social housing in the Redlands and when this all comes into operation it should result in easing some of the pressure on the social housing system. However, long-term plans are unclear. Developers mainly commented on the difficulty of achieving affordability given land and development costs and spoke of the need for incentives to improve affordability.

Link between housing and economic development

A number of comments linked housing and economic development in various ways, including:

- the aged care and retirement living industries' role as major employers in the Redlands
- housing development as an employment and economic development opportunity for Aboriginal and Torres Strait islander people
- the need to ensure that local employment opportunities grow along with housing.

The Housing Strategy Workshop, held on 30 May 2011, built on these insights. This workshop involved a gathering of representatives from a number of sectors including

- the development industry
- non-profit housing and homelessness organisations
- aged care providers
- the Quandamooka traditional owners
- the Queensland Department of Communities
- Council staff from a number of different work units.

Participants intensively work-shopped each of the five outcomes described in Figure 8 below.

For Outcomes 1 and 2 participants were asked to respond spatially, working in groups to determine where the extra 21,000 dwellings would be best located. This resulted in a number of alternative solutions to this question, and a shared appreciation of the challenges of the task. For the other three outcomes, participants were asked to brainstorm actions which would help achieve the goal. As the workshop proceeded, the lists of suggestions were posted on the walls of the meeting room and participants were invited to vote on the ones they supported the most strongly.

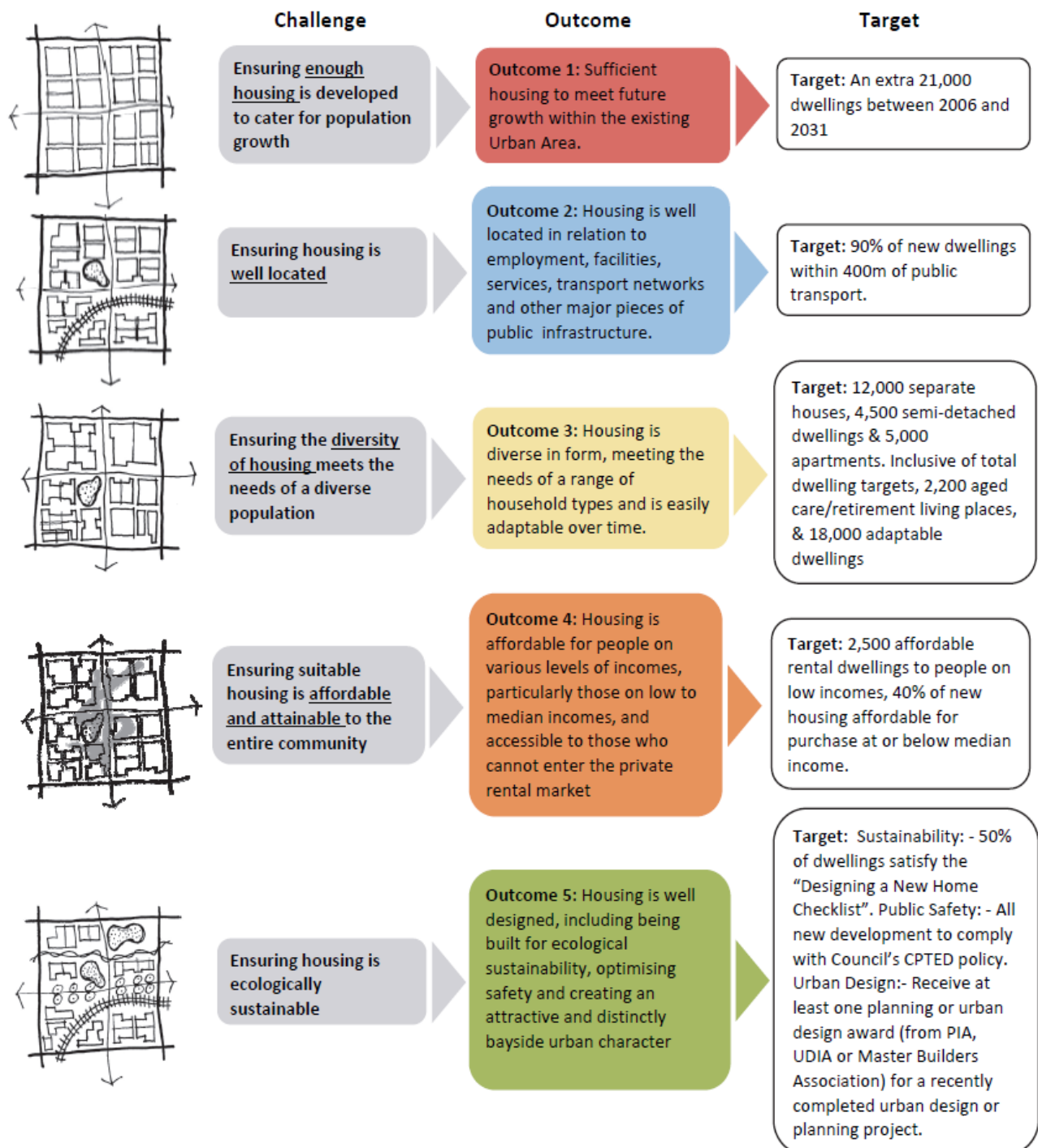
Many of the actions and approaches suggested - especially those strongly supported by the group - are incorporated into the detailed action plan which forms Part 3 of this document.

3.0 THE STRATEGY

3.1 Strategy Overview

This detailed Housing Strategy and Action Plan is designed to respond to the key housing challenges outlined in the Introduction to this document. Figure 8 below provides a summary of the key elements to the strategy.

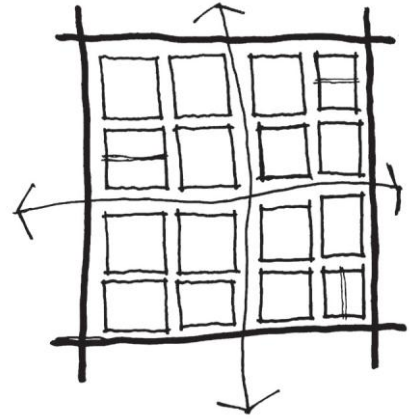
Figure 8 – Key Strategy Elements



3.2 Sufficient Housing

Outcome 1 -

Sufficient housing to meet future growth within the existing Urban Area.



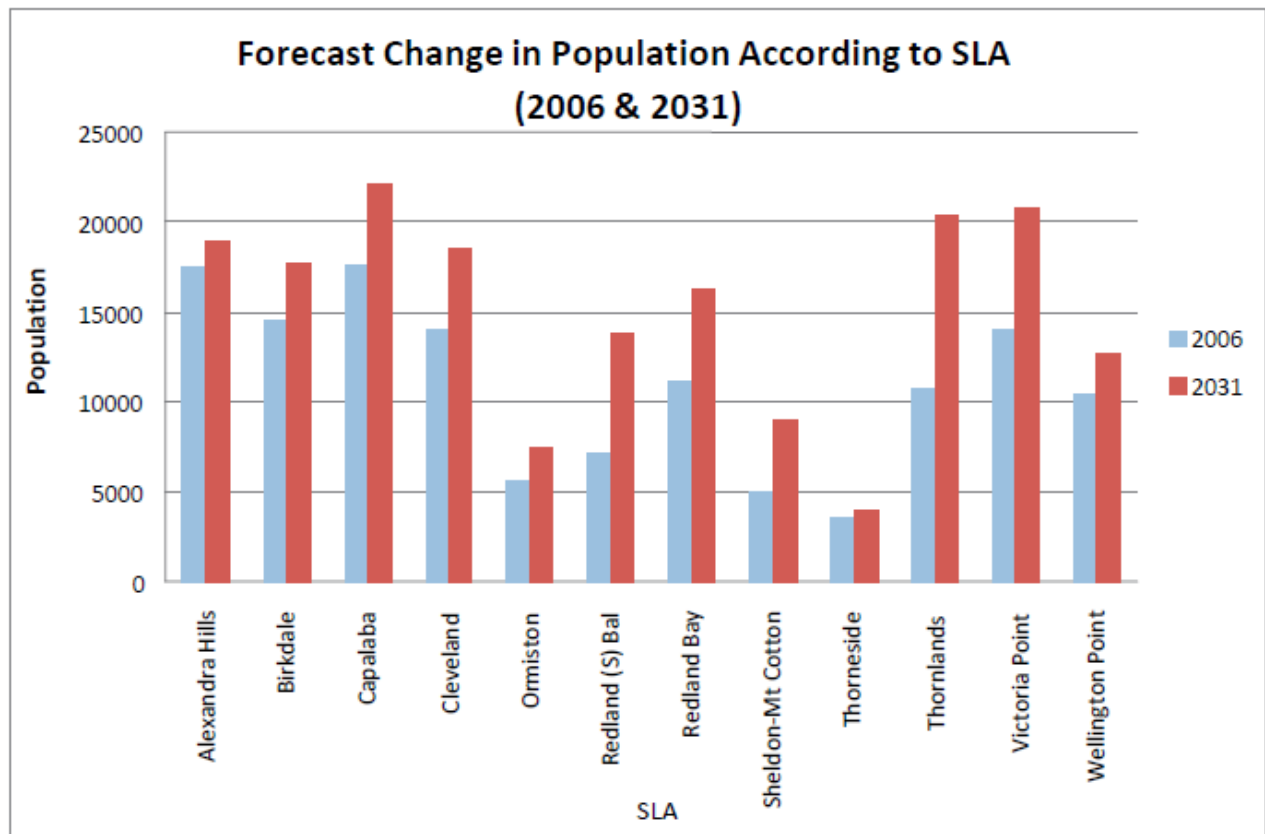
Background

Redland City will experience a population increase of 38%, from 131,210 in 2006 to over 181,000¹ by 2031.

The number of households will increase from 47,053 in 2006 to over 67,000, with the State's South East Queensland Regional Plan requiring an additional 21,000 extra dwellings to be constructed in the city between 2006 and 2031.

This growth is expected to take place across the city, but as Figure 9 below shows, the highest growth is expected to occur in Thornlands, Victoria Point and Redland Shire Balance (which includes the various Moreton Bay Islands).

Figure 9 – Projected Population by Suburb



¹ Based on an extrapolation of the Redlands Local Growth Management Strategy (LGMS) 2026 planning estimate. 23

Both Council's draft Local Growth Management Strategy (LGMS) and the State Government's South-East Queensland Regional Plan 2009-2031 provide strategies for achieving levels of growth broadly comparable with these projections.

The draft LGMS identified a dwelling estimate of 19,565 new dwellings by 2026 comprising:

- 11,785 infill dwellings
- 7,780 greenfield dwellings
- 2,390 dwellings on the Southern Moreton Bay Islands and North Stradbroke Island.

The SEQ Regional Plan 2009 – 2031 identifies an additional 21,000 dwellings in infill and greenfield locations in Redland City. The infill dwelling target of 15,000 dwellings is proposed to be met by existing land use allocations including:

- mixed use and medium to high density development in Cleveland and Capalaba Principal Regional Activity Centres
- medium density housing forms in areas within close proximity to public transport and centres
- opportunity for dual occupancies and small lots within urban residential areas.

Greenfield dwelling targets are to be met in the following areas:

- Kinross Road Structure Plan – planned to accommodate an estimated population of approximately 3,450 persons
- South East Thornlands Structure Plan - planned to accommodate an estimated population of approximately 3,280 persons
- Double Jump Road, Victoria Point Local Development Area expected to accommodate additional residential uses (estimated population increase subject to more detailed planning investigations).

Our consultation identified a number of perceived barriers to achieving these goals including:

- the economic (market demand and costs of higher density housing) difficulty of achieving higher housing densities in the Redland
- community resistance to new housing forms
- delays and inflexibilities in the development assessment system making it difficult to achieve efficient development outcomes
- the need to ensure that infrastructure development keeps pace with population growth and residential development
- a perceived tension between residential development and preservation of the environment.

OUTCOME 1 -

Sufficient housing to meet the expected future growth of the Redland City population.

Measure: Number of new dwellings developed in Redlands each year.

Target: An extra 21,000 dwellings from 2006 to 2031 (average of 850 per year from 2011 onwards).

Objective 1.1: Ensure sufficient land supply to enable the achievement of the housing targets within the identified physical constraints in the Redlands.

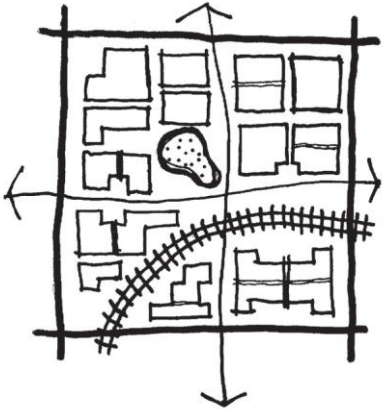
Action	Responsibility	Timing Short – 0-5 yr Medium – 5-10 Long – 10+
Planning Actions		
1) Re-examine and revise or confirm the following dwelling targets: <ul style="list-style-type: none"> <input type="checkbox"/> 11,785 infill dwellings <input type="checkbox"/> 7,780 greenfield dwellings <input type="checkbox"/> 2,390 dwellings on the Southern Moreton Bay Islands and North Stradbroke Island. 	Land Use Planning	Short
2) Re-examine and revise or confirm the specific dwelling targets for the major greenfield sites including: <ul style="list-style-type: none"> <input type="checkbox"/> Kinross Road (3,450 persons) <input type="checkbox"/> South East Thornlands (3,280 persons) <input type="checkbox"/> Double Jump Road-Bunker Road, Victoria Point Local Development Area 	Land Use Planning	Short

<p>3) Work with the Quandamooka Traditional owners to conduct a North Stradbroke Island Residential Study as recommended in the Quandamooka Plan, in order to identify future land supply and development possibilities in this location (subject to the outcome of the Indigenous Land Use Agreement).</p>	<p>Land Use Planning</p>	<p>Medium</p>
<p>4) Revise growth targets when 2011 census data becomes available.</p>	<p>Land Use Planning</p>	<p>Short</p>

3.3 Well Located Housing

Outcome 2 -

Housing that is well located in relation to employment, facilities, services and transport networks.



Background

Housing provides the best quality of life and the best chance of affordable living if it is located in easy reach of the services, facilities and economic opportunities people need to live a full life.

The State Government’s State Planning Policy 1/07 – Housing and Residential Development promotes the concept of “well serviced locations”. This concept includes Level 1 (Local), Level 2 (Neighbourhood) and Level 3 (District) locations. Level 3 locations would be expected to have the highest concentration of development.

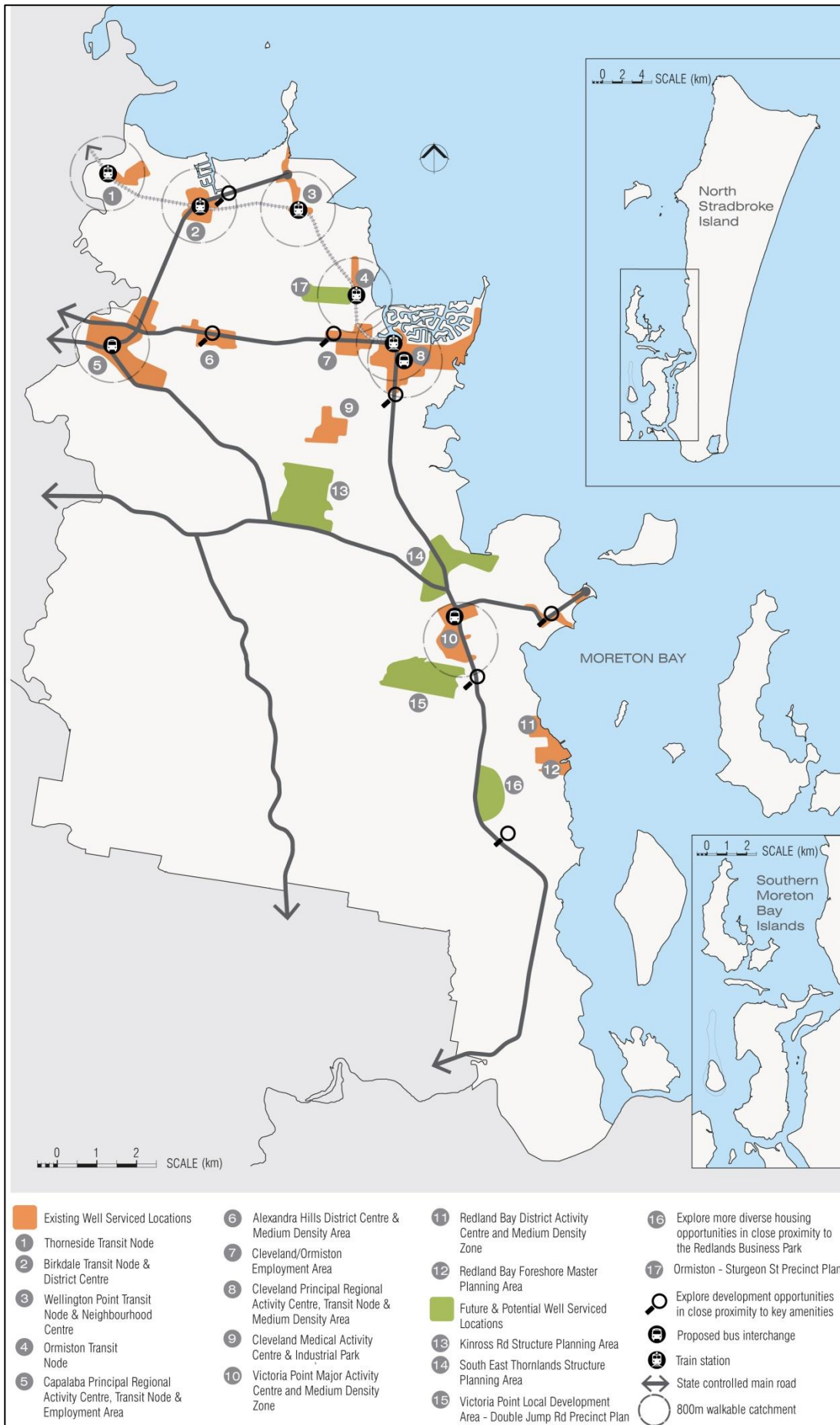
The Planning Scheme Review identified a number of these locations, in which it would be desirable to locate the majority of new housing. These locations are summarised in the following summary table and shown in the map in Figure 10.

Location	Possible housing options to meet housing needs
Cleveland and Capalaba Principal Regional Activity Centres	Higher density residential development (four storeys and above) in close proximity to employment, services and public transport. Predominant housing forms may include apartment buildings (over three storeys) and multiple dwellings (up to three storeys) as well as aged care units and care facilities.
Victoria Point Major Centre and Birkdale and Alexandra Hills District Centres	Housing diversity and increased residential density including multiple dwellings (up to three storeys), duplex housing, and small lot houses.
Redland Bay and other public transport nodes including Thorneside, Wellington Point and Ormiston	Housing diversity and increased residential density including multiple dwellings (up to three storeys), duplex housing, and small lot houses. Opportunity to review housing forms and intensity via local area planning.

Location	Possible housing options to meet housing needs
<p>Employment Nodes including: The Capalaba Employment Area The Capalaba Industrial Enterprise Park Redland Bay Employment Area Cleveland Employment Area Cleveland / South Ormiston Industrial Area Medical Activity Centre and industrial park Victoria Point Employment Area.</p>	<p>Some housing options exist in conjunction with the adjacent major centres. More opportunities for housing choice and increased housing density are identified for future planning reviews.</p> <p>Opportunities to increase housing choice and affordability, and the diversity of land uses in walking distance to the Medical Activity Centre and Industrial Park, should also be considered to attract key workers such as nurses and doctors, which are in low supply in the Redlands. The quality and types of public spaces in this precinct should also be considered.</p> <p>Opportunities for more affordable and diverse housing choices in close proximity to the Redlands Business Park should also be explored. The Redlands Business Park is identified under the SEQ Regional Plan for its regional significance as an employment area. It is currently underutilised, so there is opportunity to provide increased housing options and amenities in walking distance of the Redlands Business Park, to attract workers. Residents working in manufacturing, construction, warehousing and wholesale trade represent a large majority of the Redlands population. Despite this, there is currently a shortage of workers in all these industries in the Redlands because of more attractive opportunities in Logan and Brisbane. With more affordable housing options in Redland Bay, there would be more incentive to live in close proximity to employment areas.</p>
<p>Explore development opportunities, using LUPTAI and GIS constraints mapping, along key arterial connections in close proximity to amenities as identified in Figure 10.</p>	<p>Long term opportunities for housing options at discrete locations suitable for increased density, mixed use residential development or greater housing choice, particularly around future transit stops.</p>

Location	Possible housing options to meet housing needs
Greenfield development areas including South East Thornlands and Kinross Road.	<p>These are major Greenfield growth areas and provide low rise (1 – 3 storeys) multiple dwellings and aged care opportunities, as well as a full range of duplex, small lot housing and detached housing opportunities.</p> <p>Opportunities for smaller lot sizes may be identified through local area planning.</p>

Figure 10- Well Served Locations Map



During the Housing Strategy and Action Plan workshop, which was the final stage of consultation for this project, participants were asked to focus on how to achieve growth within these well-serviced locations. Many of the participants found this a challenging task, but not unachievable provided good planning decisions are made and market conditions are right.

OUTCOME 2 -

Housing that is well located in relation to employment, facilities, services and transport networks.

Measure: Proportion of new dwellings located within acceptable distance of transport and/or key facilities.

Target: 90% of new dwellings within 400m of regular or accessible public transport.

Objective 2.1 –
Ensure that greenfield development is designed and located appropriately with regard to key infrastructure and transport.

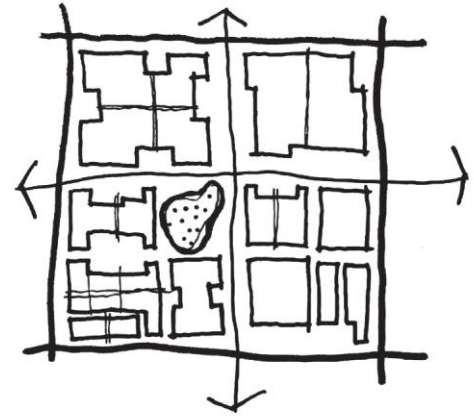
Action	Responsibility	Timing Short – 0-5 yr Medium – 5-10 Long – 10+
Planning Actions		
5) Coordinate the planning of urban development at South East Thornlands and Kinross Road with planning for the provision of key infrastructure to maximise quality of life in these locations.	Land Use Planning	Medium
6) Support ongoing residential development in Principal Regional Activity Centres	Land Use Planning	Short
7) Reinforce current strategy of infill development in existing residential areas well serviced by public transport and in close proximity to employment areas.	Land Use Planning	Short
Other Actions		
8) Coordinate planning of Greenfield areas with Queensland Transport to promote timely provision of increased public transport to areas as they develop.	Land Use Planning	Medium

<p>9) Undertake modelling using the Land Use and Public Transport Accessibility Index (LUPTAI) to assist Council with future planning of identified well serviced locations. This will ensure urban densities appropriately reflect the capacity of the transport network (existing and future), especially the public transport system, to promote a more efficient, clean and cost effective system of transport in the Redlands (SPP 1.07, p51).</p>	<p>Land Use Planning Infrastructure Planning</p>	<p>Short/Medium</p>
<p>10) Collaborate with the Department of Transport and Main Roads to discuss how LUPTAI may be utilized.</p>	<p>Land Use Planning Infrastructure Planning</p>	<p>Short</p>
<p>Objective 2.2 – Allow for intensification of development in well serviced locations.</p>		
<p>Planning Actions</p>		
<p>11) Allow for increased residential density in key locations with access to services and public transport including:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Principal Regional Activity Centres <input type="checkbox"/> Major Centres <input type="checkbox"/> District Centres <input type="checkbox"/> Transport Hubs <input type="checkbox"/> Major Employment and Industrial Areas 	<p>Land Use Planning</p>	<p>Short</p>
<p>12) Strengthen provisions for mixed use development in commercial areas close to transport and infrastructure through revision of non-residential codes.</p>	<p>Land Use Planning</p>	<p>Short</p>
<p>Other Actions</p>		
<p>13) Address public perceptions of medium density housing including through marketing and communication.</p>	<p>Land Use Planning</p>	<p>Medium</p>

3.4 Diverse Housing

Outcome 3 -

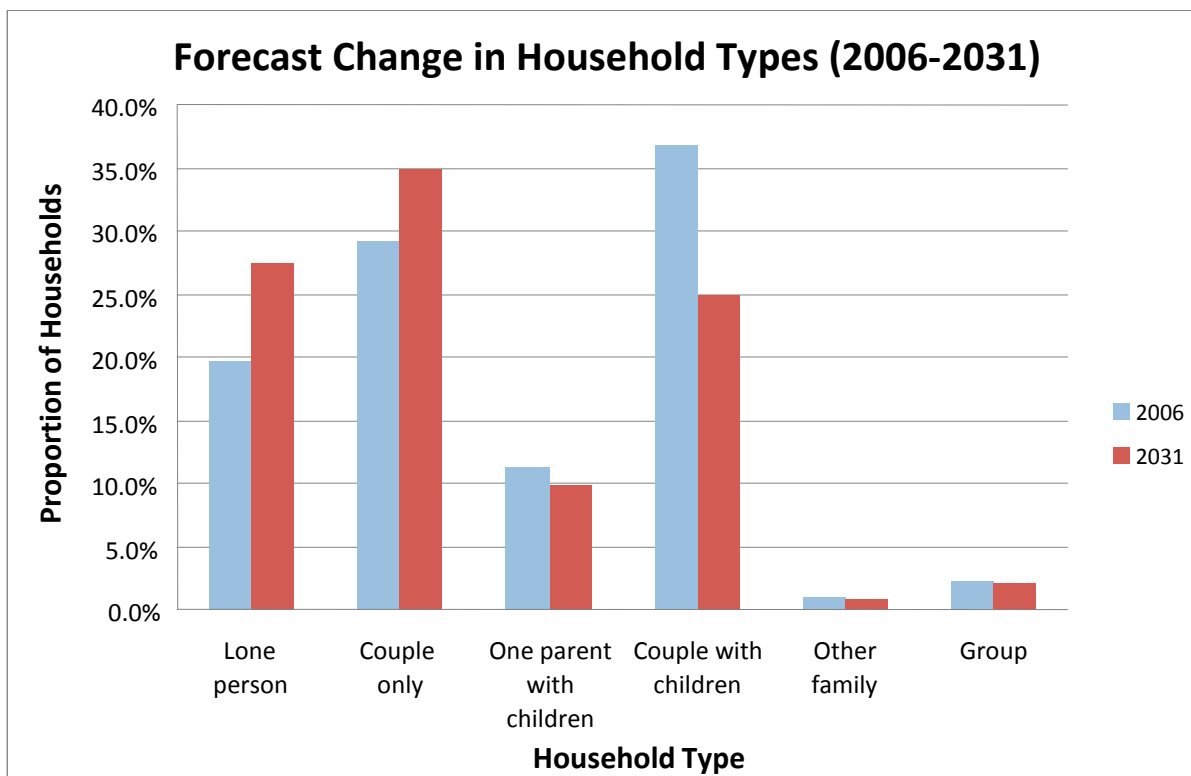
Housing that is diverse in form, meeting the needs of households of different sizes, different ages, different levels of ability and different cultural backgrounds, and is adaptable over time.



Background

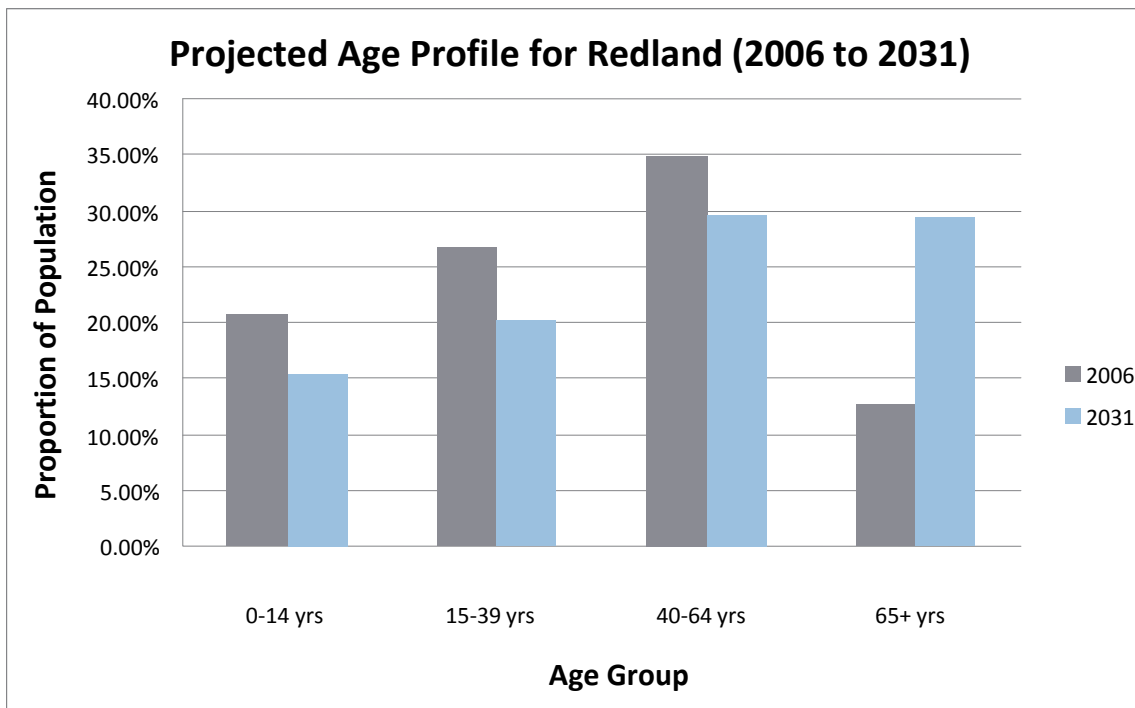
As shown in Figure 11, the makeup of households in the Redland is expected change significantly between over the next 20 years, with a substantial increase in lone person and couple households offset by a decline in couples with children.

Figure 11 – Projected Change in Household Makeup



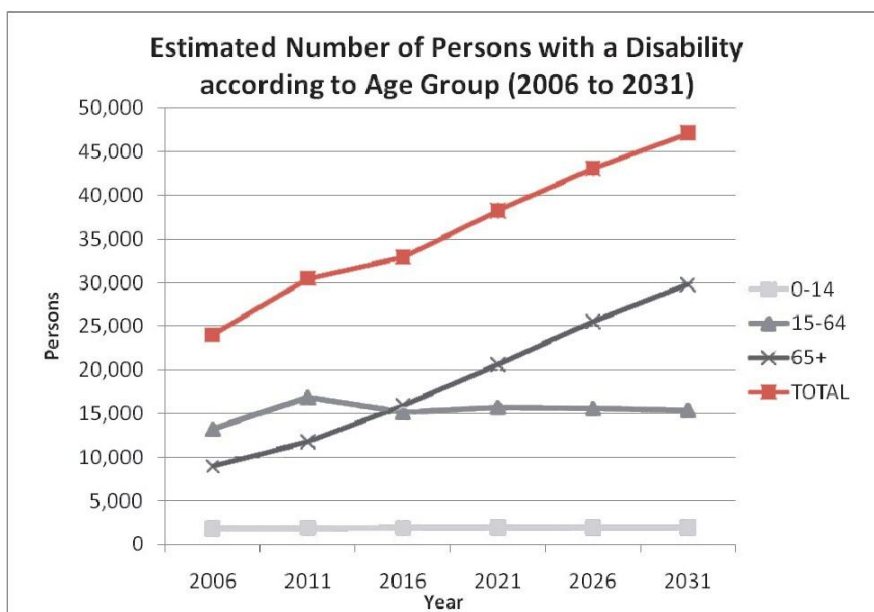
This change is overwhelmingly driven by the ageing of the population, as shown in Figure 12, with the proportion of the population over 65 expected to increase from around 13% in 2006 to almost 30% by 2031.

Figure 12 – Projected Age Breakdown



The other consequence of the ageing of the population is that the proportion of the population with disabilities is also expected to grow as the prevalence of disability increases with age, as shown in Figure 13.

Figure 13 – Projected Levels of Disability



This changing household makeup presents a challenge to the Redland housing market. The current dwelling mix is overwhelmingly oriented towards larger, detached houses, as shown in Figures 14 and 15.

Figure 14 – Current Mix of Dwelling Types

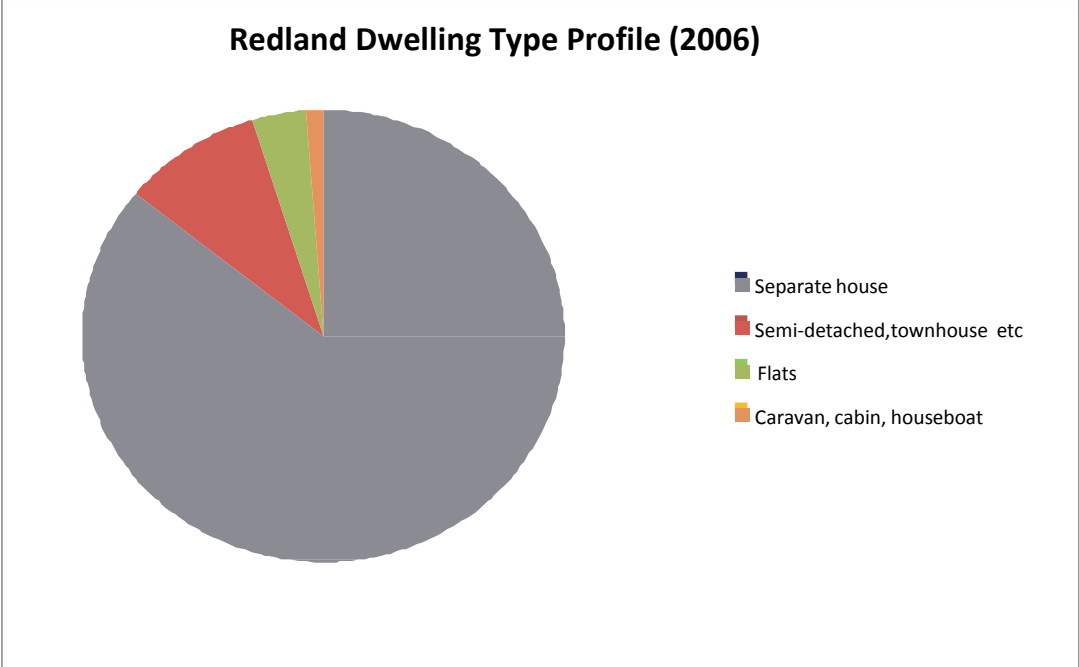
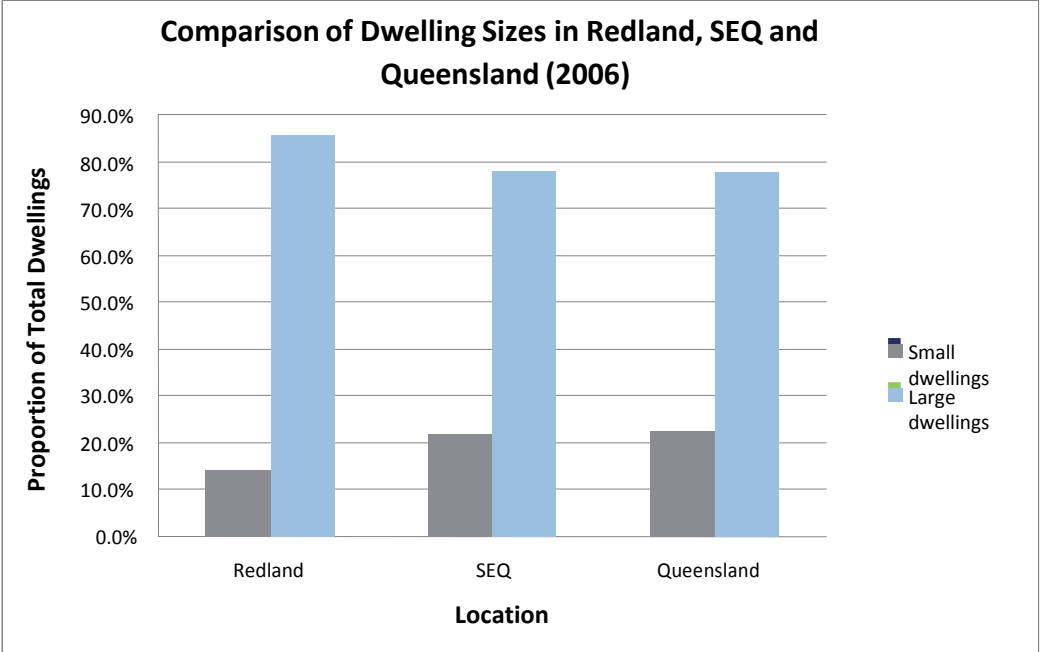
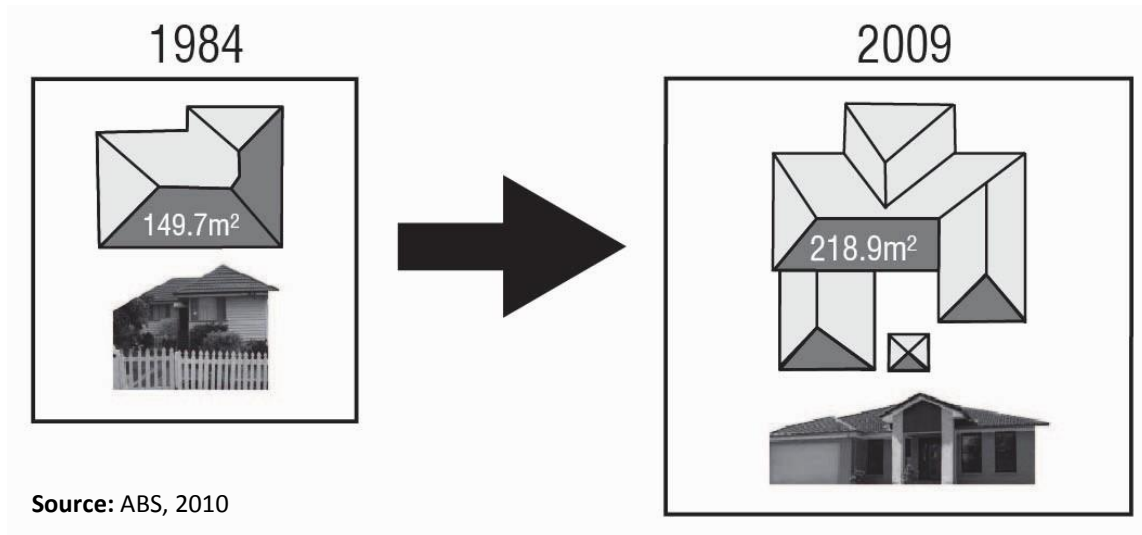


Figure 15 – Current Mix of Dwelling Sizes⁷

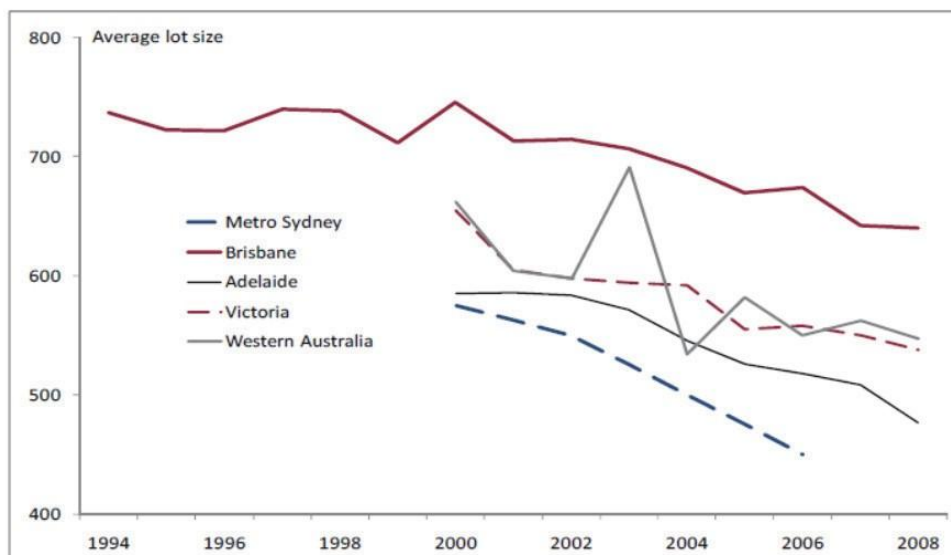


⁷ “Small Dwellings” are those with 0-2 bedrooms and “Large Dwellings” are those with 3 or more

The size of the average dwelling has also been steadily increasing over the past few decades, despite the average number of people per household steadily decreasing. This culture of large home ownership on the “quarter acre block” is creating a supply gap in smaller housing types such as townhouses, apartments and alike, which is typically the preferred housing type for single person and couple only households⁸. Larger homes (250m² plus) on large lots (600m² plus) also add considerable cost to property prices, in turn reducing market affordability.



As shown in the below graph, the issue of land size is particularly relevant to Brisbane, which has had consistently higher average lots sizes in comparison to all other capital cities over the past 10 years.



Source: UDIA (2009)

As land availability declines, demand for smaller housing is likely to increase. Some people already choose smaller housing because it tends to be lower maintenance and is often closer to amenities and public infrastructure. As the move towards smaller households becomes

⁸ Grattan Institute. June 2011. *The Housing we'd choose*.p.37

more common, smaller housing forms will be required to satisfy both affordability constraints and the lifestyle requirements of an ageing population.

There will also be a need for more specialised types of housing, including more aged care and retirement accommodation. In addition, more of the housing will need to be adaptable to allow for changes in residents' levels of ability over time.

It should also be recognised that the population will remain diverse. In 2006, for example, the proportion of Aboriginal and Torres Strait Islander persons in Redland City was 1.6% of the total population (1,943 people). Across Australia these populations are growing much faster than the general community. Aboriginal and Torres Strait Islander households are generally larger than average and often include extended family members. Indigenous households therefore generally require larger dwellings that are often more expensive than smaller dwellings. Suitable and sufficient housing for this market will need to be provided into the foreseeable future.

The Planning Scheme Review identified a number of opportunities for improving the planning scheme to allow for a more diverse mix of housing in the Redland. These include:

- ensuring the Strategic Framework clearly reflects the intent of this Housing Strategy and Action Plan
- revising the Reconfiguration Code to more clearly reflect the need to respond to identified housing needs
- revising the Aged Persons and Special Needs Housing Code to allow for greater site coverage, improved car parking provisions, and investigating the possibility of reducing the levels of assessment in a wider range of residential zones
- revising the Dual Occupancy, Apartment and Multiple Dwelling Codes to address a range of development barriers including site coverage, mix of dwelling sizes, and car-parking and open space requirements
- revising the Urban and Medium Density Residential Codes to address lot size and density issues
- revising the Relatives Apartment Code to allow for occupation by non-related persons.

As well as its planning role Council carries a number of roles in relation to housing diversity.

- It manages the Home Assist Secure program, funded by the State Government, which supports older people and people with disabilities to modify their dwellings so they can remain at home for as long as possible.
- It maintains regular liaison with aged care and disability housing providers and supports networks of providers in the Redlands.
- It regulates particular forms of housing including rental accommodation with shared facilities, caravan parks and camping grounds that provide alternative and often more affordable options.
- Council currently directly manages five caravan parks and two foreshore camping grounds, which between them have over 1,000 caravan and camping sites. Management of these facilities is in the process of being transferred to a business enterprise controlled by the Quandamooka traditional owners.

Some key challenges identified by stakeholders include:

- a lack of demand for smaller and more intense forms of housing, making it more difficult and risky to develop and sell
- the need for planning policies which deal more effectively with aged care and retirement housing. In particular, the issue of palliative care which is expected to be on the rise, where people want to remain in their own home with carers or go to a hospice style of development to meet their needs
- the need for a supply of larger housing for families including Aboriginal and Torres Strait Islander families which tend to be larger and involve multiple generations or extended family connections.

OUTCOME 3 –

Housing that is diverse in form, meeting the needs of households of different sizes, different ages, different levels of ability and different cultural backgrounds, and is adaptable over time.

Measure: Diversity of new dwelling types in Redlands.

Target: New dwellings should include the following

12,000 separate houses (480 per year)

4,500 semidetached dwellings (180 per year)

5,000 apartments (200 per year)

2,200 aged care or retirement living places (100 per year of the total dwelling requirements)

18,000 of the extra dwellings built to the Australian Standard for Adaptable Housing (AS 4299 1995)

Objective 3.1: Facilitate the development of an appropriate mix of housing to meet the expected needs of the future population of Redlands.

Action	Responsibility	Timing Short – 0-5 yr Medium – 5-10 Long – 10+
Planning Actions		
15) Ensure the intent of this Housing Strategy and Action Plan is clearly reflected in the Strategic Framework.	Land Use Planning	Short
16) Review and revise all housing codes including the Dual Occupancy, Apartment and Multiple Dwelling Codes to address a range of development barriers including site coverage, mix of dwelling sizes, car-parking and open space requirements, including consideration of how graduating standards for these provisions may be utilized.	Land Use Planning	Short

17) Revise the Reconfiguration Code to consider how the scheme can achieve more diverse lot sizes and dwelling types. This review to take account of current best practice models such as the ULDA Residential 30 guidelines.	Land Use Planning	Short
18) Revise the Reconfiguration Code to allow for a greater flexibility in lot sizes particularly in Greenfield areas.	Land Use Planning	Short
19) Allow for greater flexibility in lot size and density in the Urban and Medium Density Residential Codes.	Land Use Planning	Short
20) Examine the use and merit of the ULDA's "Residential 30" guideline and the Next Generation Planning Affordable Living Handbook approaches within the Redland context.	Land Use Planning	Short
21) Allow for small lot houses to be self assessable, and code assessable when a proposal cannot meet self assessable solutions, and achieve good urban design outcomes.	Land Use Planning	Short
Other Actions		
22) Work closely with the Quandamooka traditional owners to support physical improvements and quality management of camping grounds and caravan parks on Council land.	Corporate Acquisitions, Fleet and Facilities	Medium
23) Identify suitable and viable forms of smaller housing, in terms of cost, character and ESD credentials.	Land Use Planning	Short
Objective 3.2: Facilitate development of adequate housing for people with special housing needs including people with disabilities and older people.		
Planning Actions		
24) Investigate opportunities in the planning scheme, to ensure dwellings and aged care facilities can be easily adapted and equipped to facilitate hospice support care services, and that open space is provided appropriate to the level of care being provided.	Land Use Planning; Community and Social Planning	Short

25) Revise the Aged Persons and Special Needs Housing Code to allow for more flexible site coverage outcomes and to ensure car-parking and infrastructure provisions are appropriate for the type of housing provided.	Land Use Planning	Short
Other Actions		
26) Ensure adequate and sustainable funding continues to be provided for the Home Assist Secure program in partnership with the Queensland Government.	Customer and Community Services	Medium
27) Develop a communication strategy promoting the benefits of the Australian Standard for Adaptable Housing (AS 4299 1995), the Urban Land Development Authority Guideline no. 2 Accessible Housing, and the Liveable Housing Design Guidelines.	Land Use Planning; Marketing and Communication	Short
28) Continue to support local networks of aged care and disability accommodation and service providers, and build mutual understanding between developers of this accommodation and Council planners.	Customer and Community Services	Medium
29) Investigate opportunities to partner with not-for-profit companies and Council, to provide a community hospice guest house for hospice support care services.	Land Use Planning; Community and Social Planning	Short
30) Work with the Quandamooka Forum and key Aboriginal and Torres Strait islander organisations to implement the housing strategies in the Quandamooka Plan.	Community and Social Planning; Land Use Planning	Medium
31) Investigate opportunities for accelerated development assessment procedures for appropriate compliant residential projects.	Land Use Planning	Short

3.5 Affordable Housing

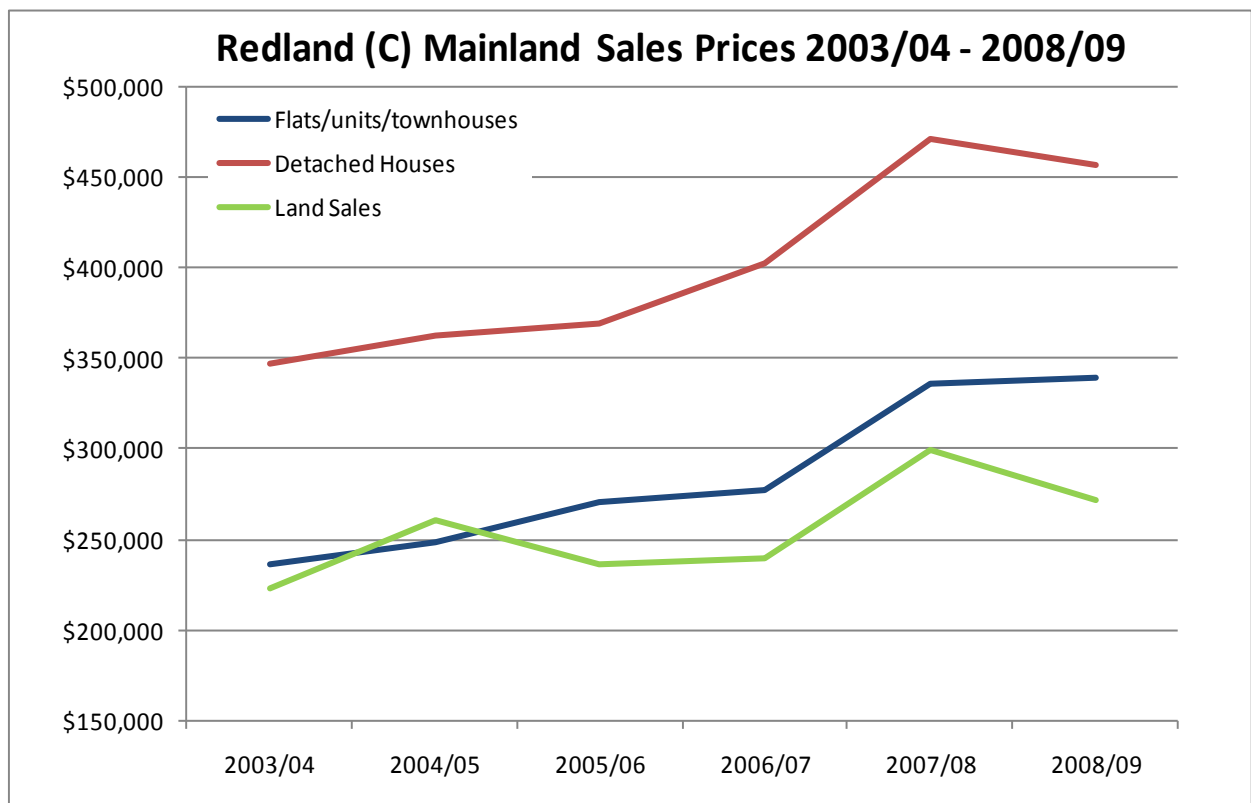
Outcome 4 –

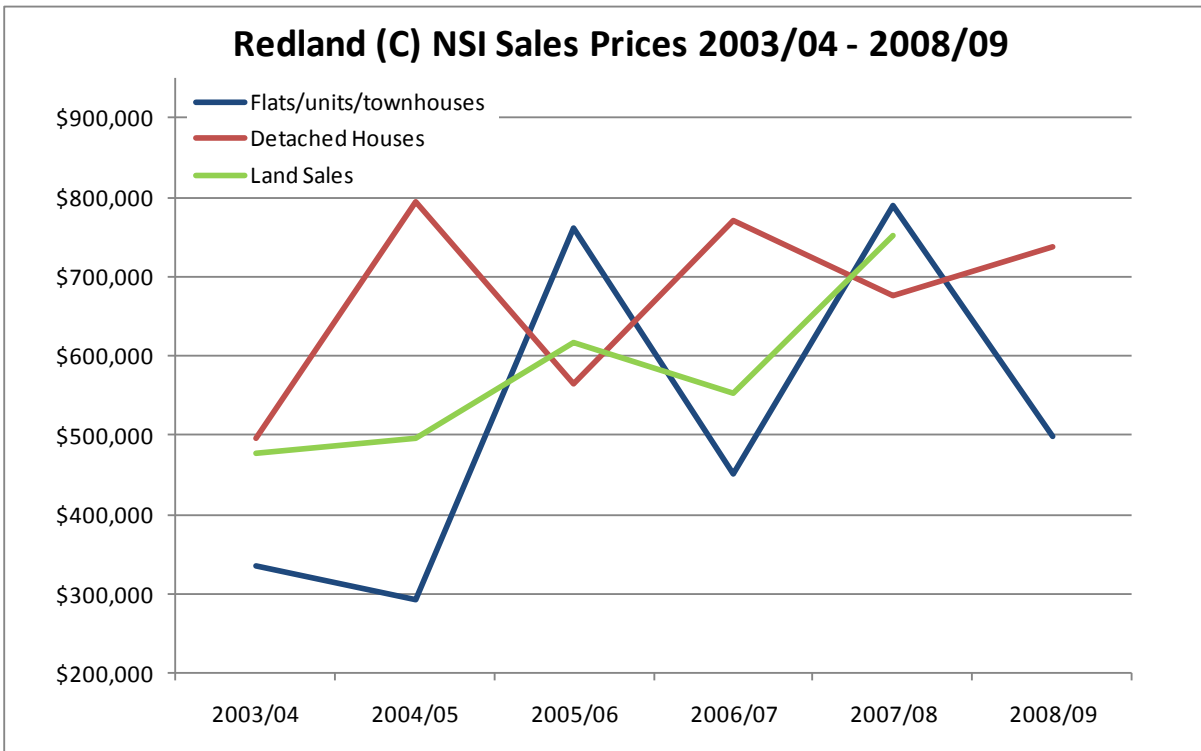
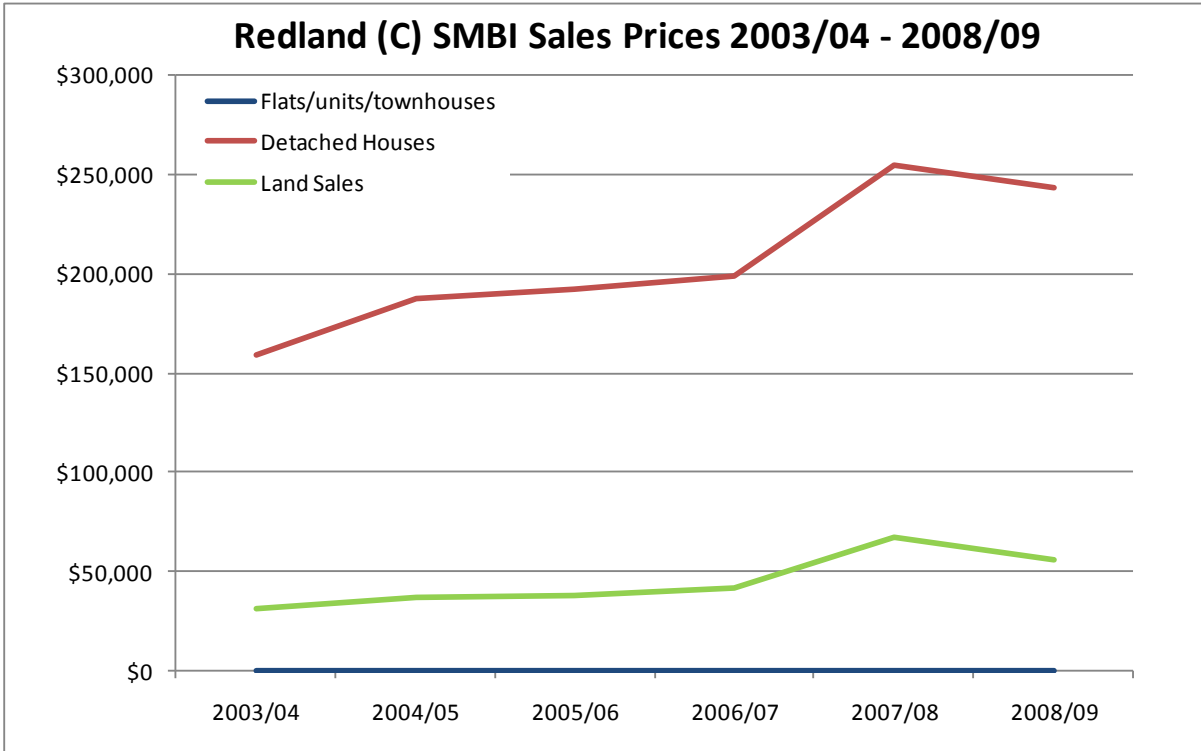
Suitable housing is affordable or attainable to the entire community.

Background

As has been happening across the country, housing costs in the Redlands have consistently risen faster than average household incomes, resulting in an increasing affordability gap. This has been the case for purchase prices (Figure 16) and for rents (Figure 17).

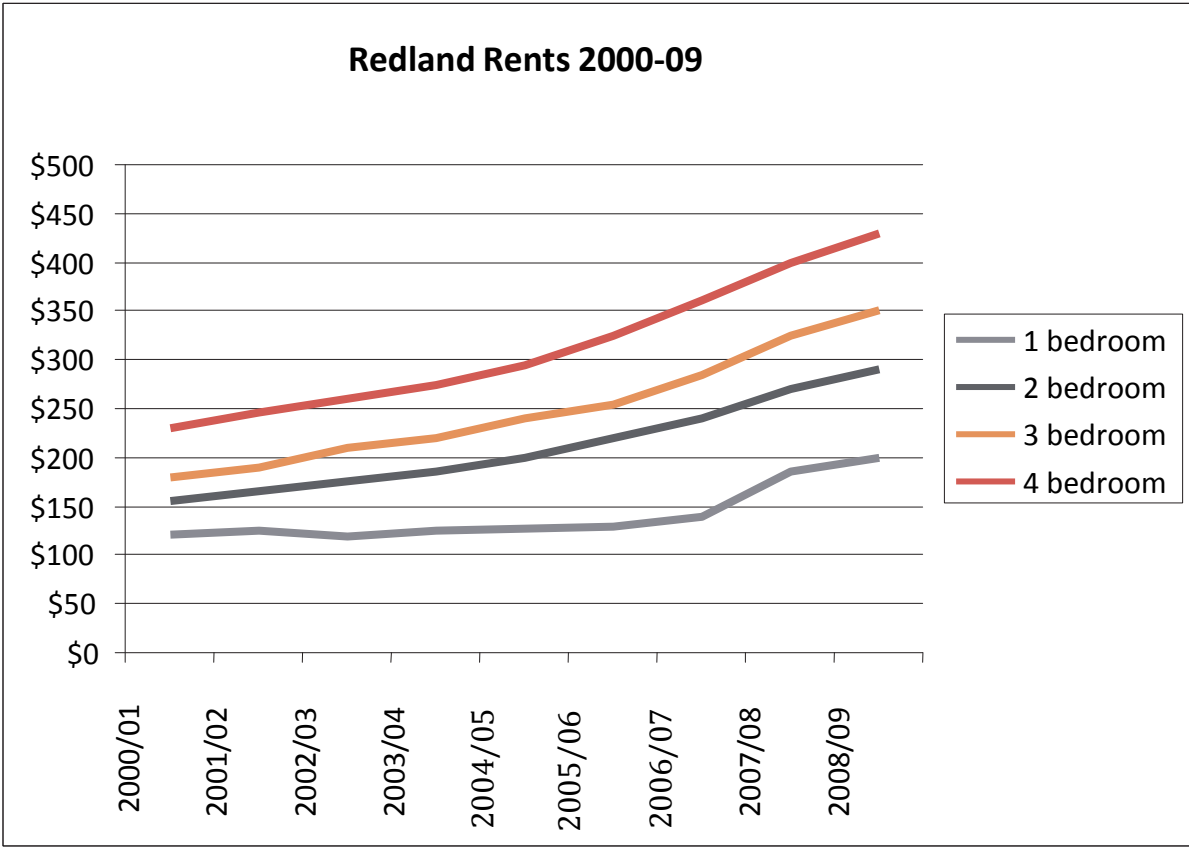
Figure 16 – Purchase Prices





Note: Includes the suburbs of Point Lookout and Dunwich. During the data period the number of Flats/units/townhouses sales per year varied from 18 to 95 with all of these from Point Lookout. The number of House sales per year varied from 13 to 38. The number of Land sales per year varied from 0 to 12.

Figure 17 – Rents



While these price increases are advantageous for existing owners - increasing the value of their asset - they create a gap between the average prices of housing and the amount average households can afford. In practice, this translates into first home buyers struggling to access home ownership, low income renters living in housing stress and increasing levels of homelessness. This is illustrated in Figure 18, which compares the 40th percentile house price (that is, the price of the lowest-priced 40% of housing) with the price that is affordable to the typical young renting couple who form the primary first home ownership market. Figure 19 shows this same comparison for each of Redland City’s suburbs, showing that this affordability issue is spread right across the Redland.

Figure 18 – First Home Purchase Affordability

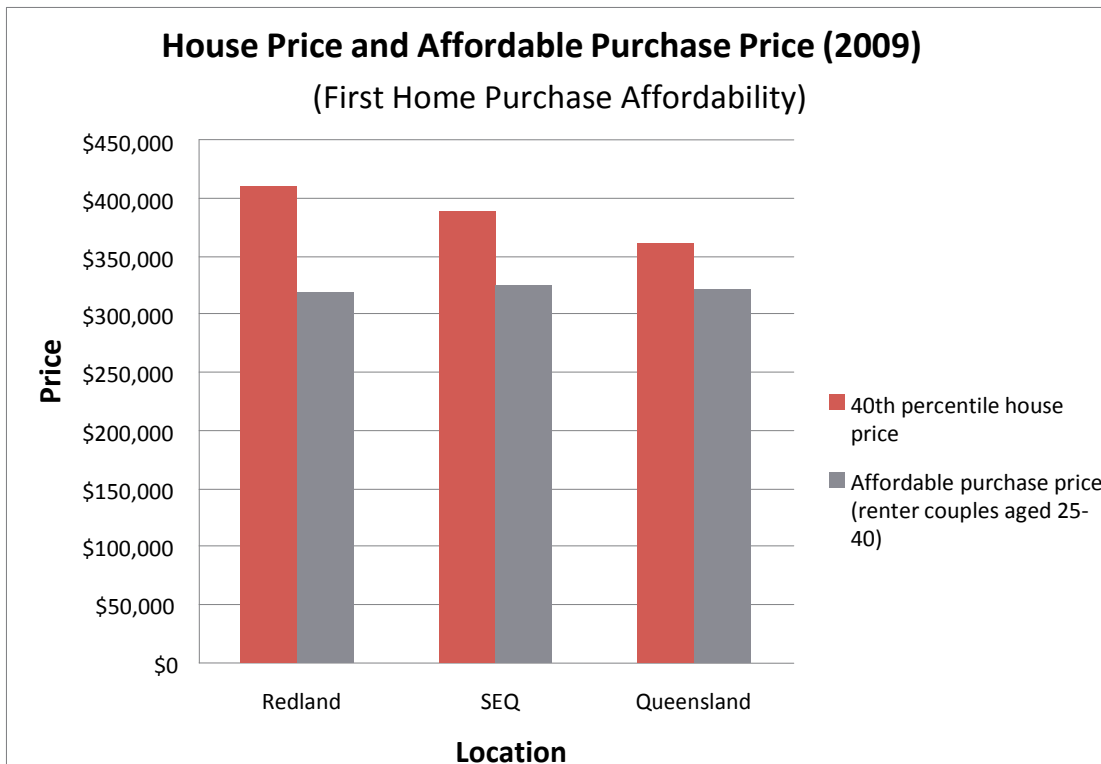
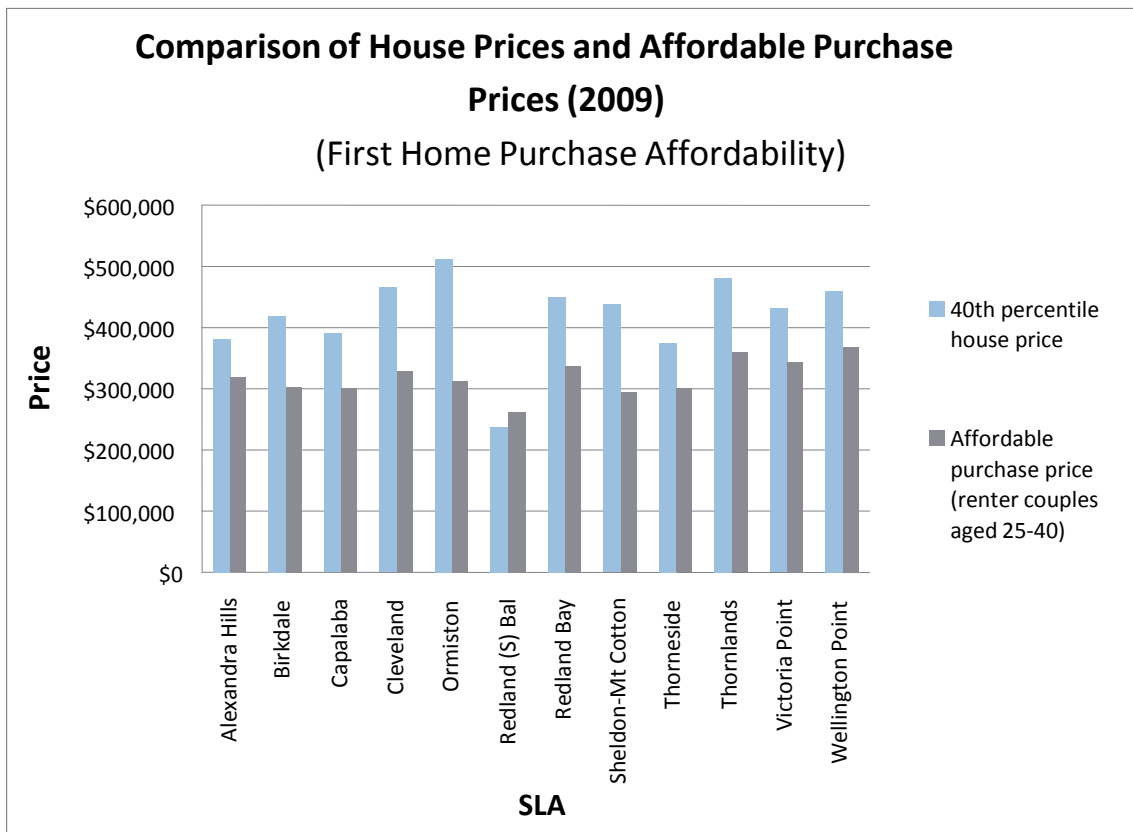
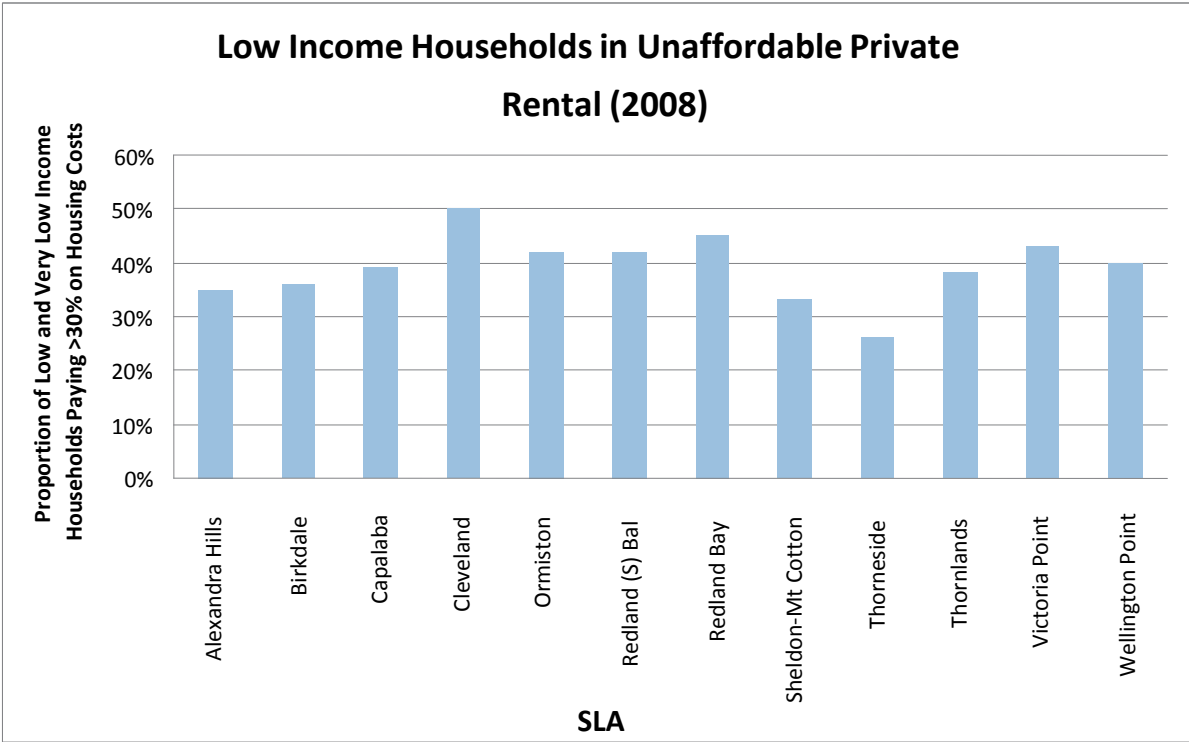


Figure 19 – First Home Purchase Affordability by Suburb



Those most severely affected by this affordability issue, however, are those households on low incomes who are reliant on the private rental market for their housing. As Figure 20 shows, a large proportion of these households are paying more than 30% of their income in rent. Such rental payments place real pressure on household budgets, often leaving households unable to afford other essentials or vulnerable to any minor financial shock.

Figure 20 – Rental Affordability



An overall estimate of the shortfall in affordable housing can be calculated by adding the number of low and very low income households spending more than 30% of their gross income on rental costs and the total number of homeless people. This shows that there was an approximate shortfall of 2,600 affordable rental dwellings in the Redland in 2008. In addition, there are currently 1,191 households considered to be in mortgage stress (households in the lowest 50% of income units with mortgage repayments over 40% of gross household income). Such households are in serious risk of defaulting on their mortgage and falling back on the private rental market.

The Planning Scheme Review identifies that while Council is limited in the tools it can use to improve affordability it does have some opportunities within the Planning Scheme. These include:

- the actions discussed in relation to Goals 1, 2 and 3, many of which also have the benefit of making housing more affordable overall by promoting supply, and of allowing for housing to be made available at a wider range of price points
- revisions can be specifically targeted to housing forms such as caravan and mobile home parks, and flat or boarding house style developments, which typically cater for the more affordable end of the market

- specific incentives in various residential codes to encourage the development of affordable rental housing by non-profit housing providers
- developing mechanisms for the protection of existing caravan park and boarding house accommodation.

While Council's has a limited role in housing affordability and in the supply of affordable housing, it undertakes a number of activities which influence this including:

- support for local networks through research, advocacy and network development
- administration of a rates exemption program for charitable organisations
- provision of grants for local community initiatives
- the potential to provide incentives such as rates and charges reductions in exchange for the provision of affordable housing
- support for the development and implementation of the Quandamooka Plan which includes a number of ambitious actions to promote housing affordability and appropriateness for Aboriginal and Torres Strait Islander people.

Stakeholders pointed to a recent substantial injection of social housing into the Redland as a result of the Commonwealth Government's Economic Stimulus Package. However, this is a one-off increase and there remains the overall challenge of delivering housing that is affordable across the board. Key challenges include:

- land and infrastructure costs
- overall supply and demand issues which drive prices up
- neighbourhood resistance to social housing developments and more concentrated forms of development because of perceived loss of amenity, privacy and safety.

OUTCOME 4 –

Suitable housing is affordable or attainable to the entire community.

Measure: Number of dwellings affordable to people on low to moderate incomes.

Target: An additional 2,500 rental dwellings affordable to people on low incomes. 40% of all new housing affordable for purchase by households at or below median weekly household income.

Objective 4.1: Address potential barriers to overall affordability in the planning and development approval systems and other Council operations.

Action	Responsibility	Timing Short – 0-5 yr Medium – 5-10 Long – 10+
Planning Actions		
33) Where it is appropriate (i.e. in Greenfield development areas, and outside of identified environmentally sensitive areas) investigate reducing lot sizes and street frontages, to facilitate smaller lots.	Land Use Planning	Short
34) Ensure that the provision of more diverse types of housing is permitted as a code assessable option in the widest possible set of residential areas.	Land Use Planning	Short
35) Ensure that provisions do not disadvantage specific forms of housing which are more likely to be affordable to people on low to moderate incomes, including: <ul style="list-style-type: none"> <input type="checkbox"/> caravan and manufactured home parks <input type="checkbox"/> studio apartments <input type="checkbox"/> boarding houses and hostels <input type="checkbox"/> crisis accommodation facilities. 	Land Use Planning	Short
36) Continue to ensure the timely delivery of infrastructure in growth areas so that housing supply is able to keep pace with demand.	Land Use Planning	Short - Long

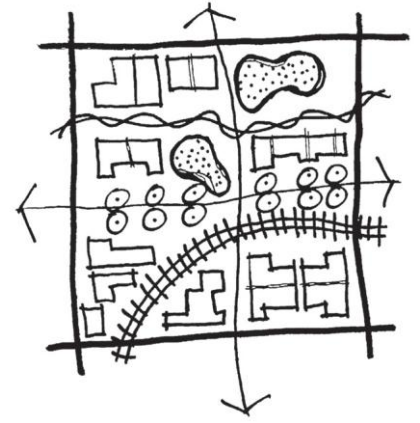
37) Revise Council’s internal development assessment processes, to minimise delays – especially for low risk development applications - which do not require extensive information requests or negotiated decision processes.	Land Use Planning	Short
Objective 4.2: Work with Commonwealth and State Governments and local housing and homelessness organisations to promote the supply of affordable rental housing and homelessness support services.		
Planning Actions		
38) Investigate a set of incentives for affordable housing provision, and take an advocacy role targeted towards not-for profit organizations and registered housing organisations. Potential incentives could include: <ul style="list-style-type: none"> <input type="checkbox"/> waiving or reduction of lodgement and plan sealing fees <input type="checkbox"/> waiving or reduction of infrastructure charges <input type="checkbox"/> exemption from or reduction in property rates <input type="checkbox"/> relaxations on items such as car-parking and site coverage. <input type="checkbox"/> “fast track” development approvals subject to compliance with minimum standards. 	Land Use Planning	Short
Other Actions		
39) Work with the Queensland Department of Communities and local community housing organisations to develop proposals for the delivery of housing under the National Rental Affordability Scheme in the Redland.	Community and Social Planning; Land Use Planning	Short
40) Work with the Bayside Housing Reference Group to advocate increased provision of homelessness services (particularly for youth and mental health) in the Redland, and support applications for such expansion from local organisations.	Community and Social Planning	Short
41) Examine surplus Council land holdings with a view to making suitable sites available for affordable housing projects and crisis accommodation facilities, including potential joint venture projects with the State Government and private sector. Site suitability should also take into consideration the need for more accommodation that is geographically dispersed, and also addresses identified need in the community, for example on the Southern Moreton Bay Island’s and North Stradbroke Island.	Corporate Acquisitions, Fleet and Facilities; Land Use Planning	Short - medium
42) Use Council’s Community Grants program to provide initial seed/ project development funding for social housing and homelessness initiatives.	Community and Social Planning	Short

<p>43) Work with local and State government agencies to- support them in the provision of crisis and Social medium accommodation and intervention services, in particular for victims of domestic and family violence</p>	<p>Community and Social Planning</p>	<p>Short-medium</p>
---	--------------------------------------	---------------------

3.6 Sustainable Housing

Outcome 5 –

Housing is well designed, including being built for ecological sustainability, optimising safety and creating an attractive and distinctly bayside urban character.



Background

In discussing sustainability, Council uses this term in its broad statutory sense as encompassing social, environmental and economic sustainability.

Embracing sustainability has a number of direct benefits to the Redland community. These include:

- lowering the cost of living through reduced energy, water and transport costs
- building communities that are safe and provide a high quality of neighbourhood life
- preserving the quality of the natural environment for current and future generations
- integrating quality housing and neighbourhoods with greater employment and economic opportunities.

Council has an opportunity to make major gains in this field and to move the Redland towards best practice in various areas of sustainability. As a first step it needs to establish a benchmark by assessing current performance on a range of issues including:

- the ecological impact of existing housing designs used in Redland, and the take-up of design, location and building techniques for reducing this impact
- the level of implementation of CPTED principles in residential neighbourhoods and the success of current CPTED policies in encouraging and/or mandating this
- the practical implications of the views expressed by residents in the Redlands 2030 process on the character of the Redlands.

One of the tools available to assess and improve the environmental performance of housing is the Green Star rating system. This system assesses buildings on a range of performance categories including management, indoor environment quality, energy, transport, water, materials, land use and ecology, emissions and innovation. Based on this criterion buildings can be rated as Four Star (“Best Practice”), Five Star (“Australian Excellence”) or Six Star (“World Leadership”).⁹



Source: GBCA (2011)

⁹ Green Building Council of Australia, <http://www.gbca.org.au/green-star/green-star-overview/>

The first and currently only Green Star building in the Redlands opened in 2010 – the Bay View State Primary School (refer below to the Bay View State Primary School Masterplan). The project demonstrates a high level of energy efficiency, water reuse and recycling initiatives, and rehabilitates surrounding areas with high ecological significance. This development is the current benchmark for ESD in the Redlands, and should be used to promote the benefits of Green Star to encourage the private and public sector to invest more in ESD innovations.



Source: Department of Education (2011)

Another evolving tool is the “Your Home Technical Manual” developed by the Department of Climate Change and Energy Efficiency. This is a non-statutory manual but covers a wide range of ESD considerations when designing a house (refer below). There is also a checklist associated with the manual called the “Designing your home checklist”. Excellent ESD outcomes could be achieved if all new dwellings were to comply with this guideline and checklist.

YOUR HOME TECHNICAL MANUAL



INTRODUCTION		
1.1 Introduction 1.2 Historical perspective	1.3 Common Myths 1.4 Carbon Neutral	1.5 Rating Tools
SUSTAINABLE COMMUNITIES		
2.1 Introduction 2.2 Choosing a Site 2.3 Streetscape	2.4 Sustainable landscapes 2.5 Biodiversity On-site 2.6 Transport	2.7 Noise Control 2.8 Sediment Control 2.9 Challenging Sites
DESIGN FOR LIFE		
3.1 Introduction 3.2 The Adaptable House	3.3 The Healthy Home 3.4 Safety and Security	3.5 Bushfires
PASSIVE DESIGN		
4.1 Introduction 4.2 Design for Climate 4.3 Orientation 4.4 Shading	4.5 Passive Solar Heating 4.6 Passive Cooling 4.7 Insulation 4.8 Insulation Installation	4.9 Thermal Mass 4.10 Glazing 4.11 Skylights 4.12 Apartments and Multi-unit Housing
MATERIAL USE		
5.1 Introduction 5.2 Embodied Energy 5.3 Waste Minimisation 5.4 Biodiversity Off-site	5.5 Construction Systems 5.6 Mud Brick (Adobe) 5.7 Rammed Earth (Pisé) 5.8 Straw Bale 5.9 Lightweight Timber	5.10 Clay Brick 5.11 Autoclaved Aerated Concrete (AAC) 5.12 Concrete Slab Floors 5.13 Green Roofs and Walls
ENERGY USE		
6.1 Introduction 6.2 Heating and Cooling 6.3 Lighting	6.4 Appliances 6.5 Hot Water Service 6.6 Renewable Energy	6.7 Photovoltaic Systems 6.8 Wind Systems 6.9 Batteries and Inverters 6.10 Home Automation
WATER USE		
7.1 Introduction 7.2 Reducing Water Demand 7.3 Rainwater	7.4 Wastewater Re-use 7.5 Stormwater	7.6 Outdoor Water Use 7.7 Low Impact Toilets 7.8 Water Case Studies

Source: Department of Climate Change and Energy Efficiency (2011)

Unfortunately, many aspects of sustainability are beyond Council's control. For instance, the Commonwealth Government is responsible for developing the Building Code of Australia through the Australian Building Codes Board, which is implemented through the Building Act and Building Regulations. Also, the Green Building Council of Australia which is responsible for the Green Star rating system is a non-government organisation. Council however, does have some key levers in this field including:

- the implementation of urban design and sustainability guidelines for new subdivisions and major developments
- promotion of ESD through advocacy roles and joint venture projects
- the use of the Development Forum to discuss these issues and share knowledge within the development community of the Redlands
- administration of Local Laws relating to rental accommodation with shared facilities, caravan parks, camping grounds and temporary housing, ensuring that these forms of housing adhere to minimum health and safety standards.

OUTCOME 5 –

Housing is well designed, including being built for ecological sustainability, optimising safety and creating an attractive and distinctly bayside urban character.

Measure -

- (i) Sustainability: Proportion of new developments complying with the “Designing a New Home Checklist”
- (ii) Public Safety: Proportion of new developments complying with Council’s CPTED policy
- (iii) Urban Design: Peer recognition in the built environmental profession and development industry through design awards and alike; a highly favourable result in the next Community Satisfaction Survey (2015) in relation to urban design outcomes, liveability and sense of place.

Target –

- (i) Sustainability: 50% of dwellings satisfy the “Designing a New Home Checklist”¹⁰
- (ii) Public Safety: All new development to comply with Council’s CPTED policy
- (iii) Urban Design: Receive at least one planning or urban design award (from PIA, UDIA or Master Builders Association) for a recently completed urban design or planning project.

Objective 5.1: To ensure our urban areas and neighbourhoods demonstrate and facilitate good urban design outcomes.

Action	Responsibility	Timing Short – 0-5 yr Medium – 5-10 Long – 10+
Planning Actions		
44) Draft an Urban Design Guideline in accordance with the principles of good urban design contained in the SPP 1/07, Appendix 2.	Land Use Planning	Short
Other Actions		
45) Implement the Urban Design Guideline in the context of a demonstration project, possibly for Southeast Thornlands or Kinross Rd.	Land Use Planning	Short-Medium

¹⁰ A full copy of the Designing a New Home Checklist, can be obtained from <http://www.yourhome.gov.au/technical/pubs/fs120.pdf>

Objective 5.2: Both during construction and throughout the life of a dwelling reduce the amount of energy, water, waste and fossil fuels being consumed.

Planning Actions

<p>46) Draft a Sustainable Housing Guideline with statutory effect, to require dwellings to utilize low cost but effective design solutions to improve the sustainability of new dwellings (e.g. building orientation; promotion of cross ventilation; water reuse and recycling; use of solar; screw pile construction or stump housing to reduce building costs, earthworks and sediment runoff).</p> <p>Use the “Designing a New Home Checklist” as a basis for drafting the guideline.</p>	<p>Land Use Planning</p>	<p>Short</p>
<p>47) Investigate the creation of a set of incentives or bonuses to encourage developers to achieve a Green Star rating. This will include investigation of the following:</p> <ul style="list-style-type: none"> <input type="checkbox"/> the cost of achieving accreditation (the cost of the accreditation process, and building and design elements involved) <input type="checkbox"/> State and/or Commonwealth support <input type="checkbox"/> Industry views of the concept. 	<p>Land Use Planning</p>	<p>Short</p>

Other Actions

<p>48) Initiate a data collection system in Council in relation to household consumption of energy, water, waste, carbon emissions, to measure and monitor environmental performance of dwellings.</p>	<p>Land Use Planning</p>	<p>Short to Medium</p>
<p>49) Undertake surveys in collaboration with the commonwealth and state governments, to determine levels of compliance with the “Designing a New Home Checklist”.</p>	<p>Land Use Planning</p>	<p>Short to Medium</p>
<p>50) In a joint venture partnership with Council, private sector and State Government, design and construct the first Green Star residential development in the Redlands (the second only in Queensland). Council to consider offering land – either in perpetuity or as an extended lease - in exchange for the private</p>	<p>Land Use Planning</p>	<p>Medium</p>

<p>sector managing and constructing the project.</p> <p>Depending on the success of the project, consider sponsorship and joint venture arrangements to initiate further demonstration projects, using a design competition to showcase new developments in ESD, and stimulate interest amongst the community.</p>		
<p>51) Using the demonstration project, Redland City Council in partnership with the Green Building Council of Australia, is to promote the use of the Green Star Rating Scheme, to create awareness and to market its benefits to the community and local development industry.</p>	Land Use Planning	Short to Medium
<p>52) Support ESD housing by providing advice or information that encourages more sustainable housing outcomes, including the promotion of the “Designing a New Home Checklist” to new home builders.</p>	Land Use Planning; Environmental Management	Short
<p>Objective 5.3: Ensure that housing and neighbourhoods meet acceptable standards of safety and amenity</p>		
<p>Planning Actions</p>		
<p>53) Continue to use CPTED principles as a basis for assessing urban design aspects of major developments.</p>	Land Use Planning	Short
<p>54) Conduct an audit of all approved residential developments, to measure how effectively/ineffectively they incorporate CPTED design features.</p>	Land Use Planning	Short
<p>Other Actions</p>		
<p>55) Continue to regulate the health and safety aspects of key housing forms (flats, caravan parks, camping grounds and temporary housing) via Council’s Local Laws.</p>	Development & Community Standards	Medium

4.0 MONITORING AND EVALUATION

The actions and targets outlined in this strategy represent an ambitious program for Council over the next 10-20 years. Responsibility for achieving these targets is shared across a number of sectors, including all three levels of government, the development industry and the not-for-profit sector. Council has a strong interest in ensuring that collaboration between these sectors is built into the ongoing process of developing the Redlands. To keep pace with other evolving housing issues in the Redlands and current best practice, the Redlands Housing Strategy 2011-2031 will be reviewed every five years. This will also assist Council to monitor the progress and effectiveness of the action plan.

The following two initiatives provide a framework to implement and monitor the action plan.

4.1 Implementation

From the second half of 2011 Council will be responsible for leading and managing the implementation of the *Redland Housing Strategy 2011 – 2031*. Relevant actions will require implementation in cooperation with stakeholders involved in the Redland Housing Strategy Workshop in May 2011 including representatives from:

- Council (Lead by Land Use Planning and supported by Social and Community Planning, Development and Community Standards)
- The development industry
- Aged care and retirement housing providers
- Social housing providers
- The State Department of Communities and
- The Quandamooka and other traditional owners.

Various actions have been flagged in the Strategy, which will provide the starting point for the work program.

The Development Forum currently hosted by Council's Development and Community Standards may also provide a communication platform for a wide range of topics, with a view to improving development assessment processes and facilitating dialogue between Council, the development industry and the state government.

A summary of the aims and functions of Redland City Council officers and the Development Forums are highlighted in the following table.

	Redland City Council	DCS Development Forums
Aim	<input type="checkbox"/> To implement the <i>Redland Housing Strategy 2011 – 2031</i> . <input type="checkbox"/> To build working partnerships with key stakeholders	<input type="checkbox"/> To provide a communication platform between Council, the development industry and the state government <input type="checkbox"/> To improve development assessment processes in terms of outcomes and efficiency
Roles and Responsibilities	<input type="checkbox"/> Lead and manage the implementation of the <i>Redland Housing Strategy 2011 – 2031</i> <input type="checkbox"/> Provide progress reports to Council regarding the implementation of the Strategy	<input type="checkbox"/> Host and facilitate the Development Forums

4.2 The Redland Housing Report

To measure the performance of Council and the broader community in achieving the outcomes of this strategy, Council will publish an annual report detailing achievements against each of the targets. This will require the regular gathering of the following data.

- The number of extra dwellings produced during the previous year and cumulative total towards the 2031 target
- A breakdown of these dwellings by dwelling type
- The number of social and affordable rental dwellings added to the stock in the previous year and progress towards the target
- Details of the locations of these dwellings in relation to the identified “well serviced locations”
- An update on the affordability of purchase and rental in the Redlands
- An update on measures to improve the sustainability of housing.

