

LOCAL HOUSING ACTION PLAN



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Cover Image: Raby Bay Harbour Park, Redland City Council
Image to right: Residential Street, Redland City Council



Partnership Acknowledgement



Queensland
Government



Every Queensland
community deserves
to be a liveable one

The Redland City Council Local Housing Action Plan (LHAP) was developed with the support of the Queensland Government in association with the Local Government Association of Queensland.

Endorsement Date

This document was endorsed at the Redland City Council General Council Meeting on 15 May 2024.

Disclaimer

The Redland City Council Local Housing Action Plan is a 'living document' prepared under the Queensland Housing and Homelessness Action Plan 2021-2025 (Action 5) to support local housing outcomes. Although the Local Housing Action Plan is a non-statutory plan, it may inform statutory documents like a planning scheme.

Acknowledgement of Traditional Custodians

Redland City Council acknowledges the Quandamooka People, the Traditional Custodians of the land, water and seas of Redlands Coast. We pay respects to Elders past, present and future and extend respect to all Aboriginal and Torres Strait Islander People who live and work on Redlands Coast.

Image to right: *Dabilbahnba* ('place of saltwater') 2017, mural by Sandra Delaney and Shara Delaney, synthetic polymer paint on concrete wall, Cleveland Library, Redland City Council



1.0 INTRODUCTION

This LHAP is developed through a joint initiative involving the Queensland Government, Redland City Council (Council) and the Local Government Association of Queensland (LGAQ) to respond to a range of immediate, emerging, and longer-term housing challenges in the Redland local government area.



Figure 1: The Local Housing Action Plan Iterative Process

The Plan aims to:

1. **develop agreed priority actions** to respond to housing need in the local government area.
2. **establish strong foundations for longer-term housing responses** to assist housing and homelessness outcomes in the local government area into the future.
3. **incorporate existing information and plans** that assist with developing responses to housing need and acknowledge work already completed by Council, state agencies, private and not-for-profit organisations; and
4. **facilitate targeted interaction between all parties through agreed actions** to ensure a focus on deliverables and projects that can improve housing responses in the short and longer-term.



2.0 APPROACH AND METHODOLOGY

The approach and methodology used to prepare the LHAP seeks to draw information from existing plans and policies on housing and homelessness to produce a tailored LHAP with corresponding actions to address housing needs. The process undertaken to develop the plan includes an iterative consultation process between LGAQ and Council, undertaking the following steps:

- **Step 1** – Council provides LGAQ supporting strategic housing documents used to inform LHAP actions for inclusion in a LHAP.
- **Step 2** – Council and LGAQ in consultation review supporting strategic documents from existing adopted housing and homelessness plans and makes reference to these plans in the LHAP.
- **Step 3** – Council prepares a draft LHAP in consultation with the LGAQ. This draft is endorsed by Council to be sent to the State for feedback.
- **Step 4** – LGAQ and relevant State agencies provide feedback to the Council on the draft LHAP.
- **Step 5** – Endorsement or approval of the Final LHAP by Council.

The LHAP has been prepared with reference to existing council documents (as listed below) to connect and bring existing Council initiatives and actions together to address housing needs. The LHAP should be considered along with all referenced housing documents listed, as they work together.

The LHAP provides an overview of key community and housing characteristics, and emerging issues related to housing in the community and identifies a targeted initial set of priority actions to respond to housing needs. It has been developed through a review of a range of supporting documentation including:

- Redland City Plan 2018
- Statistical data from the Queensland Government Statisticians Office, including Census and other data sets such as building approvals, rental market data and housing approvals

- Housing needs data from the Department of Housing and other State agencies as required
- The Queensland Housing Strategy 2017-2027 and the Housing and Homelessness Action Plan 2021-2025
- ShapingSEQ 2023
- Draft Redland Housing Strategy 2023-2046
- Our Future Redlands – A Corporate Plan to 2026
- Age Friendly Action Plan 2021-2026
- Redland Affordable Housing Policy, adopted Dec 2023
- SMI Catalyst Program – Gap Analysis Report PSA Infrastructure 2023
- Redlands LGA Community Needs Assessment and Social Provisioning, Griffith University Dec 2019
- Redlands Coast Vulnerability Assessment Baseline Data 2023
- Consultation undertaken by Council with Redland affordable and social housing providers:
 - Mangrove Housing
 - North Stradbroke Island Housing Co-op
- Consultation undertaken by Council with Redland community organisations:
 - The Centre for Women and Co
 - Footprints Community and Homelessness Response Service.

Emerging issues and opportunities, key challenges and potential responses have been developed from the review of a range of data sets, anecdotal feedback, and preceding engagement opportunities with Council and other stakeholders.

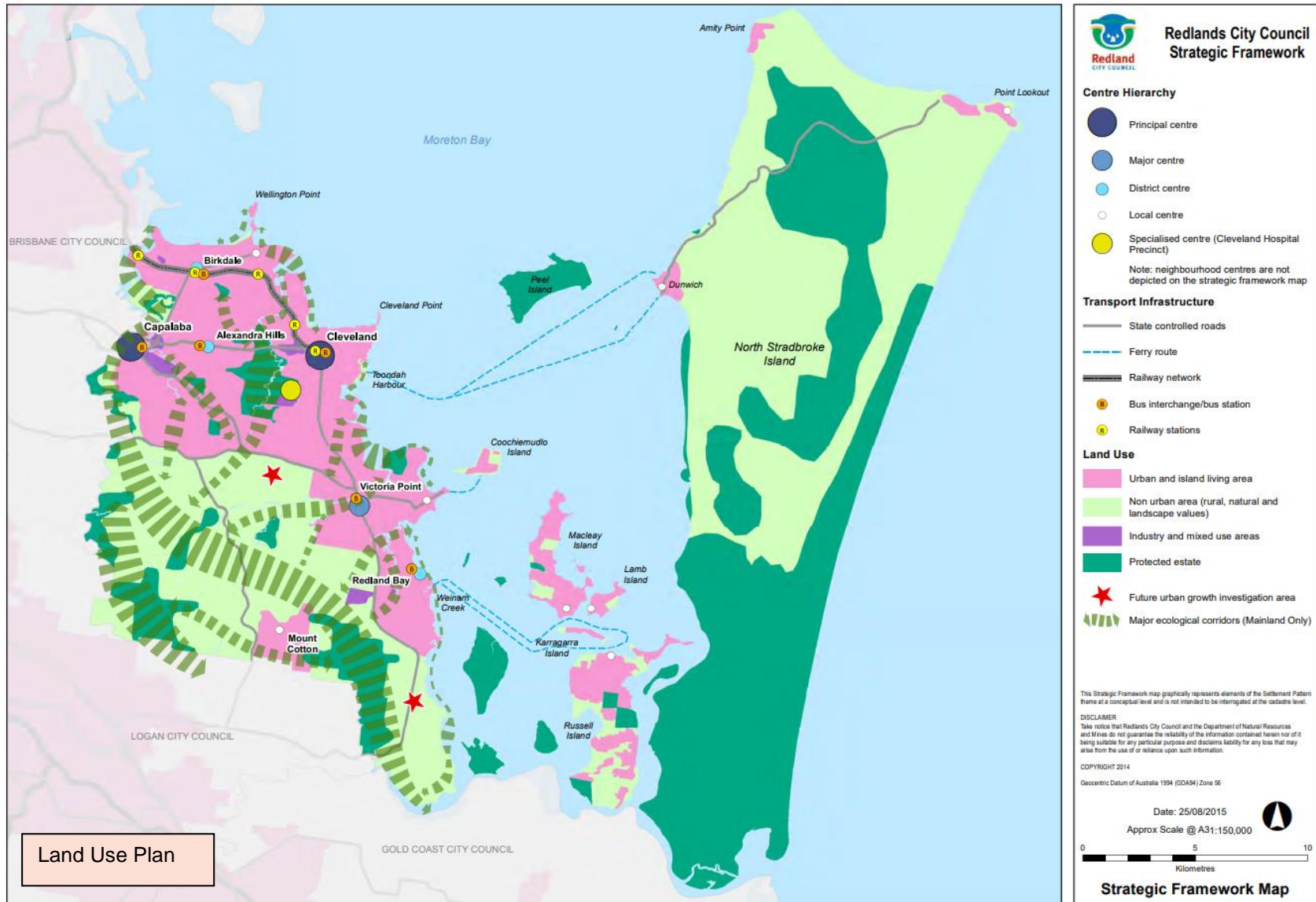


Figure 2: Redland City Council Land Use Map

3.0 KEY FACTS

The Redland City Council area has a total land area of 537km². It has a population of 166,536 and has 63,680 homes.¹

Redland City is one of twelve local government areas (LGAs) that make up the South East Queensland (SEQ) region. It is located to the east of the Brisbane LGA on Moreton Bay. Redland has six residential island communities, Minjerrabah/North Stradbroke Island, Coochiemudlo Island and the four Southern Moreton Bay Islands (SMBI) Russell, Macleay, Lamb and Karragarra. There are sensitive environmental areas, an expansive and iconic coastline and a collection of unique centres and places. Ensuring a sustainable balance between urban development and the natural environment is key to ensuring liveability within Redland City.²

The economy is driven by the Health Care and Social Assistance industry, accounting for 19% of all employment in the area. With 21% of the population being aged over 65 (2022), the Health Care and Social Assistance industry provides 9,764 local jobs (2021/22). The highest incidence of residents employed within the Health Care and Social Assistance sector reside in the mainland communities of Alexandra Hills, Capalaba, and Cleveland, reflective of the proximity and connectivity of these Statistical Areas (SA2s) to Redland Hospital. Further, many new residents to Redland are also employed in this industry, indicating the attraction for this segment of the population to live and work locally. In 2021, technicians, trades workers and labourers represented 25% of the Redland community. Approximately 40% of employed residents travel to Brisbane City for work.

Redland City and its waters have been home to the Quandamooka People for tens of thousands of years. For a similar time period the Danggan Balun (Five Rivers) People have lived on lands encompassing a section of southern Redlands Coast, with a process of Native Title determination currently under way. European settlement of the area commenced in the early 1800s, and Redland Shire was formed in 1949, achieving the status of city in 2008 when the name changed to Redland City.

¹ Australian Bureau of Statistics, Redlands Census data 2021.

² Our Future Redlands – A Corporate Plan to 2026

3.1 Future Growth

ShapingSEQ 2023 outlines that the Redlands Coast is forecast to grow by 49,800 residents by 2046. The number of dwellings is forecast to grow by 19,800 by 2046. This represents a 30% growth on 2021 figures. ShapingSEQ 2023 also sets a target of ensuring at least 12% of these homes are attached, with the remaining 78% being detached.³

To support this growth, ShapingSEQ 2023 identifies upgrades to support the forecast growth, including:

- Completion of planning investigations and delivery of the full Eastern Busway extension to Capalaba.
- Finalisation of planning investigations to improve rail services including the duplication of the Cleveland train line between Manly and Cleveland.

Redland City Council has also identified additional key future infrastructure priorities to support growth, including:

- High frequency public transport connections to Capalaba, Cleveland, Victoria Point and Southern Redland Bay through to Logan Hyperdome.
- Upgrades to the state road network including key intersections. At a minimum, this would include:
 - A full upgrade for the Boundary Road/ Duncan Road/ Mount Cotton Road corridor from Thornlands to the Gateway Motorway.
 - A full upgrade for the Cleveland – Redland Bay Road corridor.
- New community infrastructure such as schools and emergency service facilities (e.g. hospitals, police stations, ambulance stations, fire stations and the like).

³ ShapingSEQ 2023, Queensland Government

4.0 HOUSING CONTEXT

4.1 Purchased Property

Median detached house prices in Redland, whilst lower than the 2022 peak, remain significantly above the pre-2020 levels, a trend that has been recorded in many parts of South East Queensland. The median price in Redland is estimated at \$756,000 with an annual average growth rate of 4.8%. The median sale price of attached dwellings also maintained an upward trend. The median attached dwelling price is estimated at \$510,000 with an annual growth rate of 4.0%.

In Redland, 11.8% of households face mortgage stress and the Mount Cotton, Alexandra Hills, Thornlands SA2s have particularly high incidences of households with a mortgage. These areas are likely to be the most vulnerable to any shifts in household incomes (e.g. through job losses).

4.2 Private Rental

In the last ten years Redland has had a persistent undersupply of rental dwellings in Capalaba, Alexandra Hills, Sheldon, and Birkdale with limited housing stock of any typology available to rent. Overall, rental stress is a key affordability challenge facing Redland, with 36.4% of all rental households considered to be under stress. This is higher than the SEQ average and is particularly prevalent in the SMBI and the mainland communities of Cleveland, Capalaba and Ormiston.

Further, the average proportion of household income spent on household costs is greater for those renting (18.8% of household income for mortgaged households as opposed to 26.2% of household income for rental households).

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

⁴ Draft Redland Housing Strategy 2023-2046, Queensland Government p16



Small lot housing (150m2), Thornlands, Redland City Council

4.3 Social and Affordable Housing Demand

As detailed in the Draft Redland Housing Strategy (2023-2046) *“The provision of social housing in Redland City is an important form of housing for the local and regional community. Social housing is available to provide housing stability to vulnerable people who are not able to access and sustain housing in the private market. Social housing may be provided by a community housing provider or under a State-funded program.”*

There is a high demand for social housing across Queensland and allocations are focussed on supporting households with the highest need. Applicants for social housing have to prove their eligibility as per the [eligibility criteria](#). There were 839 households from the Redlands on the Social Housing Register (30 June 2023).

According to the Redlands Queensland Housing Profile (2023), as at 30 June 2020, 57% of applicants on the Social Housing Register were assessed as having a remarkably high need for social housing with a further 20.6% of applicants assessed as having a high need.⁵

Affordable housing is separate to social housing and is the provision of homes to low-to-moderate-income households. Affordable housing may be provided by the market, community programs or through government funding. Segments of the community spending more than 30% of household income on rent may be able to do so without adverse impacts on their ability to pay for other life necessities. However, for households with lower-than-average income, this would likely cause a need for affordable housing.

Households in the bottom 40% of income distribution paying more than 30% of household income on weekly rent are considered to require affordable housing. Based on this, an estimated 29.7% of rental households or 6.8% of all households were not able to access affordable housing in Redland City as of the 2021 Census. As the median weekly rents have continued to increase at a rate greater than the median household income, it is likely the proportion of households requiring social or affordable homes has increased.⁶

⁵ Queensland Housing Profiles, Redlands 2023.

⁶ Draft Redland Housing Strategy 2023-2046, Queensland Government p20

4.3.1 Social Housing

Social housing for the Redlands is managed by the Bayside Housing Service Centre, located in Capalaba. The number of social housing dwellings in Redland is 1,625 (Tenancies in Government managed social rental housing at [30 June 2023](#)). Cleveland has most of the social housing stock followed by Capalaba. There is an absence of social housing in Sheldon, Mount Cotton and the 6 residential islands, except for Minjerrabah/North Stradbroke Island (Dunwich) where 23 social housing properties are located.⁷

4.3.2 Community Housing Providers

Mangrove Housing

Mangrove Housing is the main provider of community housing in the Redlands. The service provides Affordable Housing services in the Brisbane, Logan and Redland LGAs. Community housing is designed to support those with little or no income. Community housing provides low cost, income-based rental accommodation for tenants in high need who are listed on the Housing Register. Accommodation is a mix of houses, duplexes and unit blocks.

While some of these properties are rented from the private rental market by Mangrove Housing and then sub-let to eligible tenants, other properties are managed by Mangrove Housing on behalf of the Department of Housing and Public Works. (To be eligible for Community Housing, people must firstly register for assistance with the Queensland Department of Housing and Public Works.)

Community Rental Scheme (CRS)

The CRS Program is a State Government initiative designed to provide housing options that act as a transition to longer term housing/secure housing. Mangrove Housing leases both private rental and Departmental-owned properties to provide to eligible tenants. Tenants are referred to Mangrove Housing from the Department as vacancies arise in their properties. Over 100 properties are managed by Mangrove Housing under

⁷ Redlands LGA Community Needs Assessment and Social Provisioning Griffith University Dec 2019 p23

the CRS Program including units, houses and duplexes. Rent is set at a proportion of household income.

Community Managed Studio Units (CMSU)

The CMSU Program is a State Government initiative designed to provide furnished housing that is affordable and appropriate for eligible people. Mangrove Housing manages over 65 units under the CMSU Program. The program provides longer term and transitional housing options where rent is set at a proportion of household income.

Affordable Housing (AH)

The AH Program is a State Government initiative designed to provide housing that is affordable and appropriate for eligible people. Mangrove Housing manages over 150 properties under this program.

North Stradbroke Island Aboriginal & Islanders Housing Co-operative Society Ltd

North Stradbroke Island Aboriginal & Islanders Housing Society Ltd (NSI Housing Co-op) provides long-term, affordable housing with a focus on Aboriginal residents on Minjerribah/North Stradbroke Island. In particular the NSI Housing Co-op provides for descendants of the Nunukul, Goenpul, or Nughi clans.

Key Services include:

- Home and Community Services operating from Minjerribah Day Respite Centre
- Residential Aged Care operating from Nareeba Moopi Moopi Pa Aged Care at One Mile
- Short to long term caravan site rentals at Myora Caravan Park.
- Independent Living units for Seniors.

The NSI Housing Co-op maintains a portfolio of 44 properties, including 9 independent units. As at January 2024, no vacancy currently exists across the portfolio. There is potential for expansion by adding secondary dwellings, such as granny flats, to several properties, which presents an opportunity to augment the housing supply.

NSI Housing oversees both aged care and home care services on Minjerribah. A persistent challenge the organisation faces is the recruitment of workers, largely due to the lack of available accommodation. This issue is also experienced by other businesses on the island.

As an affordable housing provider, the NSI Housing Co-op faces challenges in conducting repairs and upgrades since rental income alone is not adequate to cover these costs. Support in the form of funding for repairs and maintenance would be immensely beneficial, enabling the organisation to sustain its commitment to providing affordable housing within the community. Below is a summary of current waitlists:

- 13 families awaiting placement
- 2 x couples awaiting placement
- Additionally, there are 2 individuals on the waitlist specifically for relocation.

Minjerribah Day Respite and In-Home Care provides in-home support to the community, and approximately 8 seniors are in need of independent living units⁸.

4.3.3 Crisis Accommodation Providers

Maybanke Accommodation and Crisis Support Service

Maybanke Association is a not-for-profit organisation located in Redland City and servicing the local government areas of Southeast Queensland. Maybanke Association works with communities towards the prevention and elimination of domestic and family violence or gender-based violence by providing emergency accommodation and support to women and children escaping violence.

⁸ General Manager North Stradbroke Island Aboriginal & Islanders Housing Co-operative Society Ltd email 18 Nov 2023

5.0 KEY FOCUS AREAS

Redland City Council has completed detailed research on community vulnerability to understand better how our service systems can respond to and adapt to the emerging needs of the Redlands Coast community. We acknowledge the incredible practitioners we have in our community and their expertise in responding to significant social challenges in a manner unique to our Redlands Coast experience. In support of our service sectors, the Council is developing its capability to understand the impact social investments have in responding to the needs of our vulnerable residents to ensure the most efficient and effective interventions are building towards stronger community outcomes.

5.1 The Islands

The six residential Islands in the Redlands are North Stradbroke Island/Minjerribah, Coochiemudlo Island and the Southern Moreton Bay Islands (SMBI) located in the marine park of Moreton Bay. The SMBI consists of Russell, Macleay, Lamb and Karragarra Islands. The Islands provide a casual and laid-back lifestyle choice for many Redland City residents and increasingly an investment choice for many non-residents. This coupled with low land values has seen a renewed interest in development and consequently increased pressure on infrastructure of all classes. It is important to note that SMBI provides a seemingly affordable alternative to mainland living for people experiencing multiple vulnerability factors, often leading to social isolation. This creates a challenge for community support to navigate a complex service ecosystem.

Employment status data shows that across the Islands, at Census time, 60% of people aged 15+ years were not in the labour force, which is significantly higher than the Queensland state average. In 2021, SMBI had the highest proportion of youth unemployment (aged 15-24) (26.4%), compared to 9.6% across Mainland Redlands and 11.9% in Greater Brisbane. The working aged residents of SMBI also had the highest proportion of unemployment at 14.0%, compared to 4.2% Mainland Redlands and 5.5% in Greater Brisbane.

⁹ Redlands Coast Vulnerability Assessment Baseline Data 2023

The Socio-Economic Indexes for Areas (SEIFA) measure the relative level of socio-economic disadvantage and/or advantage based on a range of Census characteristics. Indicators of disadvantage include unemployment, low incomes or education levels, single parent facilities, etc. The higher score on the index means a lower level of disadvantage. In comparison to other Statistical Area (SA)1s within the Redland City Local Government Area (LGA), the SMBI have a much higher level of disadvantage compared to the remainder of the LGA.

- Southern Moreton Bay Islands score is 822.9 (3rd percentile)
- Mainland Redland's score is 1,013.8 (66th percentile)
- Greater Brisbane's score is 1,006.0 (62nd percentile)

Proportions of low-income households range from a low of 7% in Mount Cotton to highs of 50% in SMBI, 41.7% on Coochiemudlo and 29.5% on North Stradbroke Island (refer Figure 3).

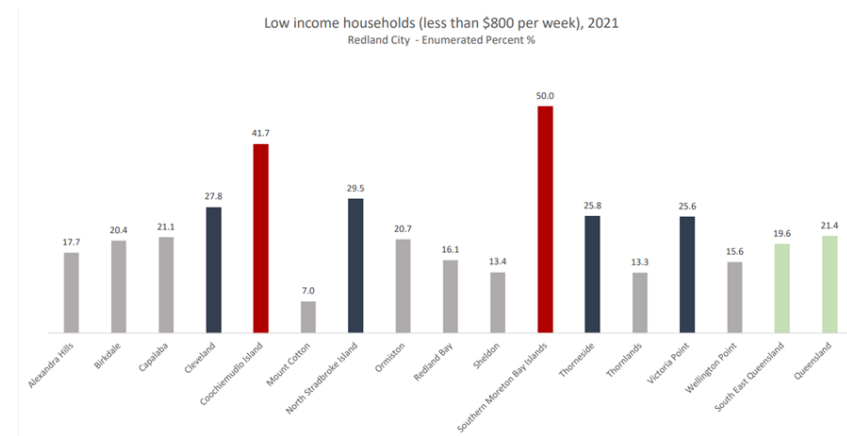


Figure 3: Low-income households (less than \$800 per week) in the Redlands ⁹

There is a low availability of social housing on the Islands and there is also a risk of people being displaced from their communities. This needs to be balanced with health, employment and other social supports which are more readily available on the mainland. ¹⁰

¹⁰ SMBI Catalyst Program – Gap Analysis Report PSA Infrastructure 2023

5.2 Domestic and Family Violence

There is an increasing demand for women's health, wellbeing, and domestic violence support in Redlands City. The region has witnessed a significant population growth, and there is an urgent need for a dedicated space to provide essential health, wellbeing and domestic and family violence services for families in the Redlands. Cleveland Magistrates Court now falls within the category of Magistrate Courts with the highest number of Domestic Violence Orders lodged, increasing from 598 to 692 applications between 2021-2023. The Cleveland Magistrates Court has also recorded an increase in matters of contravention, from 430 to 487 across 2021-2023¹¹. Further to this, there has been a significant increase in statistical police data for the Redlands area relating to breaches of Domestic Violence Protection Orders¹².

The Centre for Women and Co, Redlands Domestic and Family Violence (DFV) team receives on average 10 referrals a day for DFV support. There is a need for crisis-supported housing, counselling, community education, co-location support, high-risk support services and women's health and wellbeing support.

5.3 Older Persons Housing

A home is important for security and stability at any age, especially in older age. The familiarity of the local neighbourhood contributes to a connection to home and place, providing a sense of belonging, safety and wellbeing. In an age-friendly community, people of all ages can access housing that is affordable, safe and accessible to essential services and facilities. The majority of people of all ages have a strong desire to 'age in place', either to remain living in their own home as they age, or to move to a more suitable dwelling so they can live comfortably and independently in the community and continue to maintain connections with friends and neighbours.

The ability to remain living in the local community in older age is dependent on having access to suitable housing including lone person

¹¹ Courts statistics Queensland Courts

¹² Queensland Government Statisticians Office, Crime report, Queensland, 2021–22

¹³ Redlands Coast Age Friendly Action Plan 2023 Section3

housing, that can meet the changing needs of occupants across their lifespan, and which can be modified easily to support independence and to be accessible to essential transport, community and health services. ¹³

For older people to age in their community the following are required:

1. A range of affordable housing options are available to meet the needs of older adults.
2. Housing is located in proximity to transport, shops, services and open space.
3. Housing is able to meet the changing needs of occupants across the lifespan.
4. Availability of community services to support ageing in place, home maintenance, support and personal care.¹⁴

5.4 Homelessness and Rough Sleepers

Homelessness can affect anyone at any time. Approximately half of people in a homeless situation are staying in overcrowded dwellings and with other households (couch surfing). The remaining 50% are sleeping rough or are in temporary crisis accommodation. The number of homeless people on Redlands Coast is difficult to estimate but 248 people were homeless at the 2021 census.

There is a demonstrated need to increase youth accommodation and support services in the Redlands. In particular, there is an expressed need for a crisis accommodation facility for young people for short-term stays. There is no dedicated youth accommodation service for the Aboriginal and Torres Strait Islander population in this region.

Council has a Homelessness Guideline (CDV-009-001-G) which outlines the organisations that provide support and assistance.

¹⁴ Redlands LGA Community Needs Assessment and Social Provisioning Griffith University Dec 2019 p92

5.4.1 Current Actions

Council works with multiple service providers through the Redlands Coast Homeless Response including the Place-Based Response Team, Bayside Housing and Homeless Network and the Redlands Regional Care Coordination Panel to support those experiencing housing crisis or who are at risk of homelessness in Redland City. Homeless clients are case managed, supported into accommodation and provided wrap around support services. Homeless Hubs are delivered to SMBI and the Mainland where all services co-locate, providing a collective service response and engagement opportunity to the community. Council's community halls on the islands and in Capalaba and Cleveland host these events.

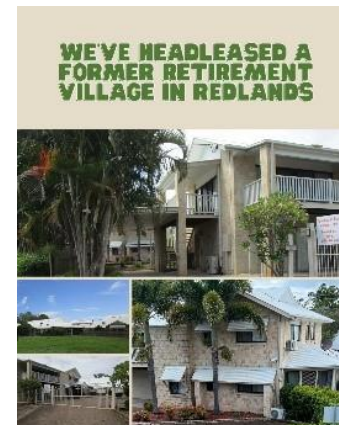
Council's Community Safety Team supports homelessness responses across the city by engaging directly with homeless clients and connecting them with support services. In the 2022/23, 41 customer requests relating to homelessness were processed by the team. Council's Local Laws Team assists with some responses to effectively balance public amenity and local law conditions with a compassionate supportive response.¹⁵

Council works closely with Footprints Community, the Queensland Government funded homeless outreach service provider. Council provides access to shower facilities for homeless clients in Capalaba by way of a Memorandum of Understanding as well as a suitable location for Footprint's mobile shower bus. Council recently negotiated a temporary storage location at Toondah Harbour for the safe storage of the mobile shower bus when not in use.

Council supports Night Ninjas to provide homeless services in the Redlands. Night Ninjas is a not-for-profit organisation that receives food and other essentials from donors and delivers them to people in need. They provide twice weekly night feeds and breakfast from a fully equipped van, with a friendly team ready to chat. Council will continue its current role in engaging with homeless clients, connecting them with support services which it also resources.

Council can advocate and facilitate the long-term goals of a local homelessness support organisation which are to:

- Open a Community Drop-In Centre.
- Provide short term, crisis accommodation for people experiencing homelessness.



An example of a recent partnership approach is shown 2-3 year headlease started in March 2023 by the State Government of a former retirement village in Redland Bay. This contains 26 studio and two x 3 bedroom houses, managed by Mangrove Housing. Council staff have connected the mostly older single homeless or at risk of homelessness women residents to Council services and local support.

¹⁵ *Youth Homelessness & Young People's Experiences of Domestic Violence in Redland City* The Redlands Youth Change Driver Group Dr Stephen Beaumont September 2012 and *Redlands Youth Crisis Housing and Support Project: A Blueprint for bringing the community together to create referral, housing and support pathways for young people in the Redlands.*

Bridget Coyne and Redlands Youth Crisis Housing and Support Project Reference Group (Funded by RCC) (A3647723)

¹⁶ Press release by Leeanne Enoch MP 28 March 2023, former Housing Minister, Queensland Government

6.0 RESPONSE OPPORTUNITIES

A Local Housing Action Plan enables engagement across all levels of government, and benefits from partnerships between private and not-for-profit organisations. An initial set of tactical actions has been developed, enabling refinement through an ongoing iterative process. These actions provide for a targeted response and outcomes that will seek to either create immediate benefit or establish a foundation for the next phase of actions. More specific responses will be determined in consultation with the local housing and social services sector. These responses can provide flexibility in delivery and support each of the broad areas identified.



6.1 Existing Initiatives

New affordable housing policy

Council has endorsed an Affordable Housing Policy (LUP-004-P) in accordance with Council Resolution 2023/148 in 2024. Guidelines have been released with one application already pending (as at January 2024). This investment aims to reduce future revenue in infrastructure charges of up to \$1M subject to future budget processes and considerations. Council is promoting the policy to Community Housing Providers.

6.2 Priority Actions

Council, with the support of the Queensland Government through the Housing and Homelessness Action Plan 2021-2025, is committed to engage in the delivery of its initial Local Housing Action Plan. It aims to do so through this set of actions, developed to target the identified Key Focus areas of:

KF 1 Housing on the Islands

KF 2 Housing support for survivors of domestic and family violence

KF 3 Older persons housing

KF 4 Addressing homelessness and rough sleeping

This is an iterative process and actions seek to either create immediate benefit or to establish foundations that help respond to ongoing housing need.

○	LAND AND DEVELOPMENT	TIMING	PARTNERS	EXISTING PLAN LINKAGE
1.1	Council to partner with the State Government to review government land holdings and identify lots that would be suitable for development and/or redevelopment to support affordable and key worker housing outcomes. Examples include government sites in Capalaba, Cleveland, Minjerrabah/North Stradbroke Island and reserve trusts (where appropriate to change the purpose to include housing outcomes). (KF 1)	2024+ ongoing	QLD State Government	Queensland Housing and Homelessness Action Plan 2021-2025
1.2	Implement the Queensland Housing and Homelessness Action Plan 2021-2025: Provide assistance to the State Government as required with regards to item S3.3 - <i>Investigate mandating social and affordable housing as part of Priority Development Areas, infrastructure initiatives, and the development or sale of state-owned land suitable for large scale residential development.</i> (Note PDAs in the Redlands are Weinam Creek Redland Bay, Toondah Harbour Cleveland and a potential future PDA in Southern Thornlands). (KF 2, 3 & 4)	2024+ ongoing	QLD State Government	Queensland Housing and Homelessness Action Plan 2021-2025

○	PLANNING	TIMELINE	PARTNERS	EXISTING PLAN LINKAGE
2.1	Council to investigate a temporary policy under Local Law 1 allowing caravans and motorhomes to be made available for temporary residential accommodation for a maximum period of two years, while satisfying the requirements of the <i>Local Government Act 2009</i> and <i>Planning Act 2016</i> . (KF 1, 2, 3 & 4)	2024-2025		
2.2	<p>Council to investigate potential amendments to City Plan to provide:</p> <ul style="list-style-type: none"> • greater diversity in lot sizes; • reduced minimum lot sizes to 700m² (from 800m²) or dual occupancies in the low density residential zone (excluding precincts); and • a broader range of housing typologies across the residential zones (such as retirement facilities in the Low Density Residential zone). <p>These amendments should reflect any adopted SEQ Regional Plan outcomes and actions emanating from the final Redland Housing Strategy. (KF 2, 3 & 4)</p>	2024-2026	QLD State Government	Draft Redland Housing Strategy 2023-2046
2.3	Council to undertake a design review for multi-unit housing in Centre and Residential zones to assist in reducing the cost of construction and therefore the cost of dwellings for Community Housing Providers (CHPs), particularly in areas well served by public transport. (Draft Redland Housing Strategy action 16) (KF 2, 3 & 4)	2024-2026	Community Housing Providers	Draft Redland Housing Strategy 2023-2046
2.4	State Government to work with Council to implement the identified priority infrastructure upgrades to support the forecast growth, outlined in the ShapingSEQ 2023, including timeframes for delivery and potential funding sources. (KF 1, 2, 3 & 4 – to support liveability as growth continues)	2024-2026	QLD State Government	ShapingSEQ 2023

○	OPTIMISATION	TIMELINE	PARTNERS	EXISTING PLAN LINKAGE
3.1	Council to partner with the State Government to investigate and coordinate options to develop under-utilised sites in partnership with the not-for-profit sector, private developers, and the Federal Government. This work may include possible lease, purchase, redevelopment, change of use or renovation of existing buildings to optimise community outcomes that support housing need. (KF 2, 3 & 4)	2024+ ongoing	QLD State Government, Federal Government, Housing partners	Queensland Housing and Homelessness Action Plan 2021-2025

○	MASTER PLANNING	TIMELINE	PARTNERS	EXISTING PLAN LINKAGE
4.1	Council to consider any master planning/ local area planning/ neighbourhood planning on land identified through the land assessment and optimisation actions. This may include master planning by site, street or local community. (KF 1, 2, 3 & 4)	2024+ ongoing		Redland Corporate Plan to 2026 (Key Initiatives p47)

○	SUPPORTS	TIMELINE	PARTNERS	EXISTING PLAN LINKAGE
5.1	Council to support and expediate the delivery of housing by Community Housing Providers by streamlining development assessments and identifying potential land that could be used for affordable rental housing by these providers. (KF 1, 2, 3 & 4)	2024+ ongoing	Bayside Housing Service Centre, Mangrove Housing	
5.2	Council to assist the State Government to deliver Queensland Housing and Homelessness Action Plan 2021-2025: Action 10 (Stronger, Safer and Inclusive Communities) Build social inclusion and participation by leveraging community infrastructure including neighbourhood and community centres to: <ul style="list-style-type: none"> • Provide access to support services; • Make art more accessible in the community; and • provide spaces for creation of art and social activities. (KF 1, 2, 3 & 4) 	2024+ ongoing	Redlands Coast Community Networks	Queensland Housing and Homelessness Action Plan 2021-2025

5.3	Council to promote services that provide home modifications, allowing older people (over 60 years), or of any age with a disability, to remain in their own homes and communities for longer. (KF 3)	2024+ ongoing	St Vincent de Paul Society	Redlands Coast Age Friendly Action Plan 2023
5.4	Council to fund or seek external funding to provide to a local organisation to produce a welcome pack to people entering social and affordable housing including information on how to sustain a tenancy, free local activities and available support. (KF 1, 2, 3 & 4)	2024-2025	Queensland Shelter	

○	PEOPLE IN NEED	TIMELINE	PARTNERS	EXISTING PLAN LINKAGE
6.1	Council to work with community organisations to prevent homelessness and support vulnerable people to stay in their homes. Provide support and partnership with the State Government to deliver Qld Housing & Homelessness Action Plan action 6.5 “ <i>equip the government and community sector workforce to develop the skills, practice and tools needed to deliver person-centred, coordinated, outcomes focussed housing with support services.</i> ” E.g. Host a Valuing Vulnerability Summit - a multi-faceted approach to working with community and support sector to identify critical support needs and ways to fill these gaps. This can also help reduce the stigma of homelessness by increasing understanding of the current homelessness crisis. Supported by research paper presented to ALGA https://alga.com.au/new-report-shows-councils-vital-in-addressing-homelessness/ (KF 1, 2, 3 & 4)	2024-2025	Bayside Housing Service Centre, Queensland Shelter, Footprints Community, Wesley Mission Queensland, Anglicare Southern Queensland	Queensland Housing and Homelessness Action Plan 2021-2025
6.2	Council to work with homelessness service providers to deliver their goals in relation to a drop-in centre and supported accommodation. (KF 4)	2024+ ongoing	Queensland Shelter, Night Ninjas	
6.3	Council to facilitate the prioritisation of organisations providing Domestic and Family Violence and Homelessness support when considering allocation of scarce resources (e.g. Council properties that are leased to community groups). (KF 2 & 4)	2024+ ongoing	The Centre For Women & Co., Maybanke Association, Footprints Community, Queensland Shelter	

○	CONSTRUCTION	TIMELINE	PARTNERS	EXISTING PLAN LINKAGE
7.1	Council to work with the State Government to identify opportunities to enable new construction in the private market and social housing including the innovative (non-traditional) housing options in response to emergent need. (KF 2, 3 & 4)	2024+ ongoing	QLD State Government	Queensland Housing and Homelessness Action Plan 2021-2025
7.2	Council to investigate and analyse rationale when Development Approvals for apartment buildings are not proceeding to construction and share this information with the State Government to find solutions to these barriers. (KF 2, 3 & 4)	2024+ ongoing	QLD State Government	

○	CAPITAL SOLUTIONS	TIMELINE	PARTNERS	EXISTING PLAN LINKAGE
8.1	Council to advocate for Government programs such as the Housing Investment fund and Queensland Housing Investment Growth Initiative (QHIGI) to be invested in social housing in the Redlands. Investigate the opportunity for partnership approaches https://statements.qld.gov.au/statements/92391 (KF 1, 2, 3 & 4)	2024+ ongoing	QLD State Government, Federal Government	

It is important to note that this Local Housing Action Plan provides an overview of available information as a basis for discussion and decision-making. It should not be viewed in isolation but considered as part of a broad response to supporting housing needs across both the Redlands region and the State more broadly.

6.2 Next Steps

Council will either utilise an existing reporting framework or establish a Local Housing Action Plan Working Group of key representatives from Council, relevant State agencies, key stakeholders and community organisations, to oversee and progress actions, review findings, report quarterly on progress and further develop the LHAP in an open partnership to address and ultimately resolve the housing challenge.