



AGENDA

LATE ITEM

**2023 SMART CITY SUMMIT AND EXPO AND 2050
ZERO CARBON SUMMIT AND EXPO AND COUNCIL
OF MAYORS SOUTH EAST QUEENSLAND NORTH
AMERICA BUSINESS MISSION**

LATE REPORT

**CRITICAL ELEMENTS IN PREPARING A HOUSING
SUPPLY AND DIVERSITY STRATEGY FOR THE
REDLANDS COAST**

GENERAL MEETING

**Wednesday, 14 December 2022
commencing at 9:30am**

**The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD**

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14 REPORTS FROM ADVOCACY, MAJOR PROJECTS AND ECONOMIC DEVELOPMENT

14.1 2023 SMART CITY SUMMIT AND EXPO AND 2050 ZERO CARBON SUMMIT AND EXPO AND COUNCIL OF MAYORS SOUTH EAST QUEENSLAND NORTH AMERICA BUSINESS MISSION

Objective Reference: A7196841

Authorising Officer: Christopher Isles, General Manager Advocacy, Major Projects and Economic Development

Responsible Officer: Kim Kerwin, Group Manager Community & Economic Development

Report Author: Kim Kerwin, Group Manager Community & Economic Development

Attachments: Nil

PURPOSE

To seek a resolution from Council to approve Deputy Mayor, Councillor Julie Talty to attend and lead a Redland City Council delegation at the 2023 Smart City Summit and Expo (SCSE) and 2050 Net Zero Summit and Expo in Taiwan from 28 March to 1 April 2023; and further, to seek a resolution from Council to approve Mayor Karen Williams to visit emergency services training and white water facilities to explore ongoing partnerships to support the Birkdale Community Precinct and associated resilience training facility during the Council of Mayors South East Queensland (SEQ) North America delegation in February 2023.

BACKGROUND

The SCSE hosted by the Taipei City Government and Taipei Computer Association is Asia-Pacific's largest hybrid smart city tradeshow offering a cross-industry platform for a global network of governmental and municipal leaders and businesses to engage through collaboration and networking and business to business opportunities. The 2023 SCSE will include a parallel focus on the Net-Zero City with the 2050 Net Zero Summit and Expo in Kaohsiung, Taiwan hosted by the National Development Council. Its aim is to promote innovative technology, leading the green transition of industry and driving a new wave of economic growth. Council is sending an officer delegation to the SCSE and there is an opportunity for a Councillor to also attend and lead the delegation.

Council is eligible for the SCSE Government VIP package which covers Council delegate costs for accommodation, transfers, and conference registration for both programs, with the delegate lead also receiving reimbursement of international airfares. The delegate leader can be a Mayor, or a Deputy Mayor/Councillor or senior government official Smart City lead, with a letter of confirmation from the Mayor. The VIP package covers the delegation leader and up to five (5) government delegates.

A Biz VIP program is also available for business delegates being smart city businesses, research institutes, associations or organisations provided there are at least four (4) persons in the visiting delegation and applications are received by 16 January 2023. Biz VIP delegates receive accommodation and venue transportation benefits and a three-day program comprising a group matchmaking session with Taiwanese companies, special visits, business tours and networking events.

The conference is a proven platform to promote investment opportunities for Redlands Coast and support local business leaders with business-to-business introductions. Council officers can provide assistance to a Redlands Coast business delegation which meets the Biz VIP criteria.

In 2019, Redland City Council was represented at the Global Smart Cities Summit and Expo as part of a Local Government Association of Queensland (LGAQ) delegation of participating councils. The Mayor led both the LGAQ and Redland City delegation, which included the Group Manager Economic Development and Investment and seven (7) Redlands Coast business delegates. The event was the largest-ever Trade and Investment Queensland (TIQ) supported delegation from Queensland to Taiwan.

The Summit provided several speaking opportunities to showcase Redlands Coast and promote investment opportunities. Through introductions from Austrade and TIQ, Council and accompanying businesses participated in a series of meetings including with Taipei government officials from Water and Energy portfolios, Taipei Chamber of Commerce, Education Hub pitch and private schools, and introduction to global businesses MiTAC and Ming Fu Group. These introductions led to follow up delegations to Redlands Coast by both MiTAC and the Ming Fu Group while business attendees reported successful business transactions secured through the summit. Redland City Council itself was successful in securing a joint project with MiTAC which received a smart city award in 2021.

With the Queensland Government's recent announcement of its Energy and Jobs Plan to achieve 70% renewable energy by 2032, aligned with the carbon positive positioning of the Brisbane 2032 Games, there is heightened interest from Queensland's key trading partners in investing in our region. The SCSE and parallel 2050 Net Zero Summit and Expo will provide opportunities for Queensland delegates supported by Trade and Investment Queensland to promote these opportunities. Redlands Coast, a 2032 Games venue host city with strong Taiwanese investment locally, is well-placed to benefit from participating in the Summit with a targeted business mission.

The focus areas for the Council of Mayors (SEQ) North America delegation in February 2023 are to:

- Examine regional and coordinated approaches to growth management, housing affordability, sustainability, waste management and resource recovery (including clean-technologies and the circular economy).
- Review how local government is working to improve regional mass transport outcomes and connectivity by supporting the adoption of new smart mobility solutions, including zero emission vehicles and regional energy storage infrastructure to support regional mass movement of people and goods.
- Investigate how city-regions leverage the Olympics to advance a compelling global identity and explore intergovernmental initiatives that promote trade and investment attraction, while balancing competing interests from other levels of government.
- Position South East Queensland for areas of shared interests including but not limited to urban growth management, digital connectivity, environmental waste management/clean technologies and transport infrastructure.
- Strengthen the recent partnership between Council of Mayors (SEQ) and Wisk, a market leader in Advanced air mobility.

ISSUES

- Council as a government delegation is eligible for a SCSE VIP Package which covers land-based costs including accommodation, transfers and conference program events for up to five delegation members. In addition, the government delegation leader which is the Mayor, Deputy Mayor or senior official - Smart City Lead, is also eligible for reimbursement of the international airfare (up to USD\$2000). Delegates are required to participate in specified program events.
- Council is sending VIP Government delegation to the SCSE and 2050 Net Zero Summit and Expo.
- Approval for a Councillor to attend and lead the delegation requires a resolution of Council.
- The decision of Council is required at the 14 December 2022 meeting to meet the VIP registration timeline.
- Council has budgeted for a delegation to attend the 2023 SCSE in the Economic Development International Relations Budget.
- Organisers require a letter from the Mayor informing them of the delegation leader if it is other than the Mayor.
- The conference is a proven platform to promote investment opportunities for Redlands Coast and support local business leaders with business-to-business introductions.
- Redlands Coast has a strong connection with the Taiwanese business community and a high level of Taiwanese investment in city shaping projects.
- Given the short lead time for registration including the effective coordination of business participation, a timely decision on this request is required.
- Mayor Williams is attending the Council of Mayors (SEQ) North America delegation in February 2023, the cost of which will be covered by the Council of Mayors (SEQ).
- Council has been provided an opportunity through our partnership with Paddle Australia for Mayor Williams to visit emergency services training and whitewater facilities in America to explore ongoing partnerships to support the Birkdale Community Precinct and associated resilience training facility.
- To take advantage of these opportunities by including a visit to these facilities during next year's North America delegation Mayor Karen Williams requires a resolution of Council.

STRATEGIC IMPLICATIONS

Legislative Requirements

Compliance with GOV-016-P Expenses Reimbursement and Provision of Facilities for Councillors Policy and Core and Industry Specific Training Expenses Reimbursement and Provision of Facilities for Councillors Supporting Document.

Risk Management

The risks involved have been discussed, where relevant, in the issues section.

Financial

SCSE organisers offer generous assistance to government and industry delegations. Government Delegation VIP Package comprising one (1) Delegation Leader plus up to five (5) members being covered for 4-days accommodation, transfers, registration, and venue/event transportation for the delegation.

Delegation Leader

Costs covered including reimbursement of a round trip flight, limited to Premium Economy/Economy Class with price capped USD\$2,000 to \$3,500.

Delegates

Return flights from Brisbane to Taipei for delegates other than the delegation leader are currently averaging between AUD\$1,400 to \$1,500. Council budgeted for a delegation to attend the 2023 SCSE in the Economic Development International Relations Budget. Delegated

North America

Mayor Williams' attendance at the Council of Mayors (SEQ) delegation will be covered by the Council of Mayors (SEQ). Redland City Council will only be required to cover the costs of internal transfer and expenses to the emergency services and whitewater facility. The cost for this additional travel is estimated to be \$2,000.

People

The Economic Development and Investment Group is coordinating the Government VIP Delegation arrangements and liaising with Trade and Investment Queensland and Austrade officers in Taiwan.

Environmental

The SCSE and 2050 Net Zero Summit and Expo provide opportunities to share information and attract investment in emerging technologies which support decarbonisation and circular economy initiatives.

Social

The SCSE and 2050 Net Zero Summit and Expo provide opportunities to share information and attract investment in emerging technologies which create opportunities for enhanced social inclusion and social enterprise, including in the health and education sectors.

Human Rights

There are no known relevant human rights matters associated with this report.

Alignment with Council's Policy and Plans

Alignment with *Our Future Redlands – A Corporate Plan to 2026 and Beyond* aligned with multiple catalyst projects and objectives, including:

- Smart and Connected City Strategy (CP 1.2).
- Birkdale Community Precinct incorporating Redlands Whitewater Centre and 2032 Brisbane Games venue (CP 6.7).
- Foster development in key industries through national and international partnerships with the education sector (Objective 6.2).

- Harness opportunities for existing and emerging technologies and infrastructure to drive jobs of the future and encourage business and tourism growth (Objective 6.3).

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Group Manager Corporate Governance	December 2022	Compliance with GOV-016-P Expenses Reimbursement and Provision of Facilities for Councillors Policy and Core & Industry Specific Training Expenses Reimbursement and Provision of Facilities for Councillors Supporting Document.
General Manager Advocacy Major Projects and Economic Development	November 2022	Recommended a Council Government VIP delegation attending the SCSE.
Chief Executive Officer	1 December 2022	Approved a Council delegation attending the SCSE.
Office of Mayor	29 November 2022	Discussed international delegation and potential for a Councillor to lead Redland City Government VIP delegation.
Trade and Investment Queensland	October-December 2022	Discussed on-ground support in Taiwan including facilitating business introductions.
Local Government Association of Queensland	October 2022	Confirmed LGAQ is not coordinating a 2023 SCSE delegation but can provide trade and investment and protocol assistance.

OPTIONS

Option One

1. To approve Deputy Mayor, Councillor Julie Talty for international travel to attend and lead the Redland City delegation to the 2023 Smart City Summit and Expo and 2050 Net Zero Summit and Expo in Taiwan.
2. To note that the Deputy Mayor will be Council's delegate at the 2023 Smart City Summit and Expo and 2050 Net Zero Summit and Expo as the Mayor won't be attending due to her attending a Council of Mayors (SEQ) North America delegation in February 2023.
3. To note Council has been provided an opportunity through our partnership with Paddle Australia to visit emergency services training and whitewater facilities in America to explore ongoing partnerships to support the Birkdale Community Precinct and associated resilience training facility.
4. To provide approval for Mayor Karen Williams to visit these facilities during next year's North America delegation, to investigate ongoing benefits for the Redlands Coast.

Option Two

That Council resolves not to nominate and approve a Councillor for international travel to attend and lead a Redland City delegation to the 2023 Smart City Summit and Expo and 2050 Net Zero Summit and Expo in Taiwan and notes that the Group Manager Economic Development and Investment will lead the delegation.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To approve Deputy Mayor, Councillor Julie Talty for international travel to attend and lead the Redland City delegation to the 2023 Smart City Summit and Expo and 2050 Net Zero Summit and Expo in Taiwan.
2. To note that the Deputy Mayor will be Council's delegate at the 2023 Smart City Summit and Expo and 2050 Net Zero Summit and Expo as the Mayor won't be attending due to her attending a Council of Mayors (SEQ) North America delegation in February 2023.
3. To note Council has been provided an opportunity through our partnership with Paddle Australia to visit emergency services training and whitewater facilities in America to explore ongoing partnerships to support the Birkdale Community Precinct and associated resilience training facility.
4. To provide approval for Mayor Karen Williams to visit these facilities during next year's North America delegation, to investigate ongoing benefits for the Redlands Coast.

15 REPORTS FROM COMMUNITY & CUSTOMER SERVICES**15.6 CRITICAL ELEMENTS IN PREPARING A HOUSING SUPPLY AND DIVERSITY STRATEGY FOR THE REDLANDS COAST**

Objective Reference: A7156272

Authorising Officer: Louise Rusan, General Manager Community & Customer Services

Responsible Officer: David Jeanes, Group Manager City Planning & Assessment

Report Author: Dean Butcher, Acting Principal Strategic Planner

Attachments: 1. Critical elements in preparing a housing strategy for the Redlands Coast [↓](#)

PURPOSE

To outline Council's views on the critical elements the State Government should consider when preparing the Redland Housing Supply and Diversity Strategy (the housing strategy).

BACKGROUND

The following provides a summary of relevant background information:

24 June 2021: The Deputy Premier and Minister for the Department of State Development, Infrastructure, Local Government and Planning (the Planning Minister) wrote to the Chief Executive Officer notifying that he was considering exercising the Ministerial Direction powers under the *Planning Act 2016* (PAct) to require Council to prepare a citywide housing strategy.

21 July 2021: At its General Meeting, Council resolved to make written representations to the Planning Minister outlining that there was no demonstrated urgent need to prepare a housing supply and diversity strategy at this time. The Council report noted ten key reasons to support its position.

December 2021: The State Government released the 2021 annual Land Supply and Development Monitoring (LSDM) Report. In summary, the 2021 report confirmed the following:

- Redlands Coast has sufficient zoned land and redevelopment opportunities to accommodate the consolidation and expansion dwelling supply benchmarks of the South East Queensland Regional Plan (SEQR).
- Dwelling approvals were:
 - Exceeding the year-on-year average that would be required to achieve overall expansion dwelling supply benchmark of the SEQR.
 - On track to achieve consolidation dwelling supply benchmark of the SEQR.
- The diversity of new dwelling approvals continued to improve (namely, there was an increasing ratio of attached dwelling stock being provided relative to detached dwellings).
- Redlands Coast exceeded the four-year approved lot supply for residential and employment land within consolidation and expansion areas as sought by the SEQR.

- The realisation of the planned dwelling supply in the consolidation area would be supported by the provision of key region-shaping infrastructure as identified in the SEQRP and State Infrastructure Plan, including the Eastern Busway extension to Capalaba (as busway or other priority corridor). It would also be supported by higher frequency rail services to Cleveland, subject to future investigation if sufficient dwelling densities are achieved in the corridor.
- Average new lot sizes are now just over 400m². In 2011, the average lot new lot size was approximately 700m².

The 2022 LSDM is proposed to be released by the State prior to the end of the year. It is anticipated that Council will continue to satisfy all relevant dwelling benchmarks outlined in the SEQRP.

March 2022: Representatives from the Queensland Government Statisticians Office (Queensland Treasury) advised Council that new dwelling and population projections are currently being prepared for the State. The new figures will replace the December 2018 series and incorporate the 2020 census data and extend the forecasts to the new planning horizon of 2046 and beyond. It is understood the new projections will be formally released in early 2023.

23 June 2022: At a meeting between Council and State Government planning staff, Council officers outlined Council's commitment to improving housing diversity in the city by progressing ongoing amendments to City Plan (for example, progressing 04/20 – Major Amendment – Medium Density Residential, which seeks to improve urban design outcomes and facilitate greater community acceptance of higher density housing typologies). In addition, officers indicated that following the release of updated Queensland Treasury population and dwelling projections and the proposed review of the SEQRP, Council would be in a better position to undertake a full review of the housing strategy, which could then inform the review of City Plan.

15 September 2022: Under section 27 of the PAct, the Planning Minister advised Council of his decision to urgently prepare a housing strategy for Redland Coast. A key reason cited in the correspondence was that 'the Redland City Plan does not provide sufficient opportunity to deliver diverse housing options in the local government area.'

16 September 2022: Queensland housing roundtable was held between key Queensland Government and industry stakeholders.

11 October 2022: Council officers attended a quarterly meeting with Queensland Government planning staff that included an update on the proposed housing strategy.

20 October 2022: Queensland Housing Summit held to discuss potential responses to the unfolding housing supply and affordability challenges.

16 November 2022: Council considered a report on its role in the State Government led preparation of the housing strategy and resolved:

1. *To advise the Planning Minister that it intends to work alongside the Queensland Government as it undertakes the preparation of the Housing Supply and Diversity Strategy (the housing strategy) for Redland City.*
2. *To note that a further report will be presented at an ensuing General Meeting that outlines Council's views on the critical elements in preparing a housing strategy, including matters such as community engagement activities.*

ISSUES

Critical elements in preparing a Housing Strategy for the Redlands Coast

Council's views on the critical elements to consider when preparing a Housing Strategy for the Redlands Coast are summarised in Attachment 1. Broadly speaking, Council's feedback to the department will be centred around the following key messages:

- The timing for preparation of the housing strategy is premature. The most appropriate time for this work to be undertaken is in the lead up to the review of City Plan, which is likely to occur in around 2025.
- Planning decisions must be based on evidence and the most up-to-date information. In this regard, it is important that revised data points, including for example the Queensland Government Statisticians Office revised population forecasts and dwelling projections, are used as key inputs.
- Community engagement activities should be undertaken in a manner that provides the whole community with an opportunity to have their say on the provision of future housing on the Redlands Coast. Engagement activities should include a focus on:
 - Educating the community about the planning system's role in delivering housing products to market.
 - Presenting information in a clear and concise manner.
 - Openness and transparency, for example, by preparing and releasing public consultation reporting that summarises community feedback.
- The Redlands Coast is comprised of several distinct communities with unique housing challenges and requirements, including island communities on Minjerribah (North Stradbroke Island) and the Southern Moreton Bay Islands. For this reason, a one-size fits all approach to planning is not appropriate, particularly with regard to any future amendments that may be considered.
- Policy positions relating to minimum lot sizes, which are reflected in provisions within City Plan, reflect the views and expectations of the Redlands Coast community. In this regard, it is worth noting that Council received and considered over 5,000 submissions on the draft Redland City Plan, many of which supported the (then) draft policy framework. Should the department consider pursuing amendments that would support reduced lot sizes across the Redlands Coast, it is strongly encouraged to employ a nuanced approach that considers the contextual appropriateness of such changes.
- The housing strategy must be prepared with due regard to the supply of future employment land, so that a higher level of job self-containment can be achieved on the Redlands Coast.
- As demonstrated through the annual LSDM reporting, the Redlands Coast has a sufficient quantum of appropriately zoned residential land to accommodate future residential growth to 2041. Any recommended expansion to the urban footprint in the housing strategy should be supported by robust evidence.
- The State Government should consider how new social and affordable housing can be delivered on the Redlands Coast. This must account for housing's 'whole of lifecycle' costs.

- Should the housing strategy conclude that changes to City Plan should be made to support reduced lot sizes across the Redlands Coast, the department is encouraged to employ a nuanced approach that considers the contextual appropriateness of such changes.
- Educational material produced as part of the Queensland Government's \$5M funding commitment towards a Community Engagement and Awareness Campaign on growth and housing diversity should be utilised during preparation of and public engagement activities relating to the housing strategy.
- The provision of infrastructure is critical if the lifestyle and livability standards of the current Redlands Coast population is to be maintained. Facilitating population growth without the requisite investment in key regional infrastructure, such as roads, schools and hospitals, will not be accepted by the community. While Council understands that it is not the State's intention to develop an infrastructure plan to accommodate the housing strategy, it is expected that the key findings of the housing strategy will be used to inform the future preparation of the South East Queensland Infrastructure Plan, which is understood to be in the early stages of development.
- The housing strategy should focus on delivering enhanced liveability for residents. Liveability is a term that encompasses a number of the key elements discussed in Attachment 1, including: delivering affordable housing, co-locating future housing with employment opportunities, ensuring infrastructure investment is aligned with population growth, delivering housing that aligns with the future needs of residents, high quality urban design, and improving access to services and lifestyle opportunities.

Fact Sheets

To assist the community in understanding Council's policy position on the following key matters: minimum lot sizes, educational material, new expansion areas, infrastructure provision, integrating future housing supply with employment opportunities and liveability, it is proposed that several easy-to-understand fact sheets be prepared and made available on Council's website. These documents will be developed and released no later than end of February 2023.

STRATEGIC IMPLICATIONS

Legislative Requirements

This report relates to a Ministerial Direction issued under section 27 of the PAct. This section of the PAct applies if the Minister considers an action should be taken to protect or give effect to a State interest urgently.

Risk Management

The risks involved have been discussed, where relevant, in the issues section.

Financial

It is understood the costs associated with preparation of the housing strategy are to be fully borne by the Queensland Government.

People

Officers from the Strategic Planning Unit will be responsible for coordinating Council input.

Environmental

There are no known environmental issues associated with this report.

Social

Social matters have been discussed, where relevant.

Human Rights

There are no known human rights issues associated with this report.

Alignment with Council's Policy and Plans

The officer recommendation aligns with the objectives contained in Council's Corporate Plan *Our Future Redlands – A Corporate Plan to 2026 and Beyond*. This includes sustainably managing growth and quality development in the city through planning, implementation and management of City Plan.

CONSULTATION

Consulted	Date	Comment
Councillors	5 December 2022	Councillor briefing held
Councillors	31 October 2022	Councillor briefing held
Officers from the Department of State Development, Infrastructure, Local Government and Planning	11 October 2022	Quarterly update held
Councillors	10 October 2022	Councillor briefing held

OPTIONS

Option One

That Council resolves as follows:

1. To adopt Attachment 1 as Council's position on the critical elements the State Government should consider when preparing the Redland Housing Supply and Diversity Strategy (the housing strategy).
2. To write to the Planning Minister by the end of December 2022 advising that Attachment 1 reflects Council's position on the housing strategy.
3. To prepare fact sheets outlining Council's policy positions on the following key matters: minimum lot sizes, educational material, new expansion areas, infrastructure provision, integrating future housing supply with employment opportunities and liveability, for release on Council's website no later than end of February 2023.

Option Two

That Council resolves as follows:

1. To adopt Attachment 1, with changes, as Council's position on the critical elements the State Government should consider when preparing the Redland Housing Supply and Diversity Strategy (the housing strategy).
2. To write to the Planning Minister by the end of December 2022 advising that Attachment 1, as amended, reflects Council's position on the housing strategy.
3. To prepare fact sheets outlining Council's policy positions on the following key matters: minimum lot sizes, educational material, new expansion areas, infrastructure provision, integrating future housing supply with employment opportunities and liveability, for release on Council's website no later than end of February 2023.

Option Three

To write to the Planning Minister by the end of December 2022 advising that Council does not intend to communicate its position on the housing strategy.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

- 1. To adopt Attachment 1 as Council's position on the critical elements the State Government should consider when preparing the Redland Housing Supply and Diversity Strategy (the housing strategy).**
- 2. To write to the Planning Minister by the end of December 2022 advising that Attachment 1 reflects Council's position on the housing strategy.**
- 3. To prepare fact sheets outlining Council's policy positions on the following key matters: minimum lot sizes, educational material, new expansion areas, infrastructure provision, integrating future housing supply with employment opportunities and liveability, for release on Council's website no later than end of February 2023.**

Attachment 1 - Critical elements in preparing a housing strategy for the Redlands Coast

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Attachment 1 - Critical elements in preparing a housing strategy for the Redlands Coast

Opening comments

- The formal position of Council is that the State Government's timing for preparing the housing strategy is premature. As outlined in correspondence to the Planning Minister in July 2021, it is considered more suitable to complete the strategy as part of the next review of City Plan, which is expected to commence in approximately 2025. This approach would ensure that key information, including revised population forecasts, can be accounted for in the strategy. It would also ensure that the strategy can be informed by, and not seek to anticipate, the positions reached in key regional planning documents such as the revised SEQ Regional Plan and associated SEQ Infrastructure Plan, which are likely to be completed after the housing strategy. In Council's view, preparing the housing strategy without other key information being finalized will undermine its utility and the effectiveness of any consequential actions arising from it.
- The housing strategy should therefore note that this has been prepared by the Queensland Government following a Ministerial Direction being issued to Redland City Council under section 27 of the *Planning Act 2016*.
- The reasons behind the current housing crises are not well understood. For example, the [Housing Supply Expert Panel \(HSEP\) website](#) states that there is more than 15 years of planned dwelling supply in SEQ, suggesting land supply is not a key factor undermining current housing affordability issues. However, there continues to be commentary suggesting it is a contributing factor. Council believes the housing strategy must be evidence-based and as such, the first step should be to investigate the causes of the current housing crisis in order to effectively plan mitigation measures. In this regard, the HSEP should be taking a lead role in identifying and outlining potential responses to existing and emerging housing supply challenges.
- The housing strategy should consider factors that have contributed to the housing issues currently being experienced at a national, state, regional and local level.
- The housing strategy should acknowledge that addressing housing affordability is a multi-faceted problem that requires action from multiple stakeholders including all levels of government, Not-for-profits, Non-government organisations and the private sector.
- The housing strategy should reference to the [Queensland Housing Strategy 2017–2020](#) and action plan where relevant.
- Council agrees with the general view of the State government that planning decisions must be evidence-based. In this regard, Council reiterates that it is one of the very few LGAs in the SEQ region to be meeting and exceeding the performance standards outlined in *ShapingSEQ*, including the dwelling supply benchmarks and approved lot supply targets. It is noted that this information has been verified by the business unit within the State department that oversees compilation of the annual Land Supply Development Monitoring (LSDM) reporting.

Attachment 1 - Critical elements in preparing a housing strategy for the Redlands Coast

Critical elements in preparing a Housing Strategy for the Redlands Coast

A Housing Strategy for the Redlands Coast should include the following critical elements which have not been listed in any specific order or priority:

Vision statement

- What is the strategy seeking to achieve?
 - The vision can only be formulated following deeper engagement with the Redlands Coast community.
 - It is suggested that once engagement activities have been completed, that a public consultation report be prepared collating community views. This feedback will inform the development of the vision statement.

Community engagement

- Council requests that the State government undertakes community engagement activities during preparation of the housing strategy. This approach will facilitate buy-in and ensure that the community is 'taken on the journey' with regard to understanding the city's changing socio-economic profile and longer-term housing needs. More specifically, community engagement should occur at select stages and ensure the whole community (not just select reference/interest groups) are invited to have their say on key findings and potential responses.
- When engaging with the community, a summary report collating community views should be developed and made available for public review.
- Public consultation should be undertaken in accordance with the department's '[Community engagement toolkit for planning](#)' (August 2017). This toolkit outlines six core principles to ensure the community is engaged in a relevant and appropriate way, as well as referencing the International Association for Public Participation (IAP2) core values. This project provides the State with an opportunity to undertake exemplary community engagement activities in accordance with its own best practice guideline.
- Should the department seek to establish community and industry reference groups to provide input on the housing strategy, the following points are noted:
 - Membership: Members of reference groups should be carefully selected to ensure that vested interests are not able to exert undue influence in the process.
 - Terms of Reference (ToR): should be established for each stakeholder group. This document should outline key roles and responsibilities, as well as key baseline information. The department should also seek to ensure that stakeholders with vested interests do not hijack the process to advocate for particular agendas such as expanding the urban footprint to accommodate new greenfield development, when such a proposal would be contrary to the findings of LSDM reporting and evidence-based planning.
- The following entities should also be engaged/consulted with:
 - Social and affordable housing providers.
 - Indigenous organisations.

Data/Inputs

Queensland Government Statistician's Office (QGSO) population and dwelling projections

The most recent population and dwelling projections for the State and Redland City Council are the 2018 editions projections. Recognising the events that have transpired since 2018 (COVID pandemic -

Attachment 1 - Critical elements in preparing a housing strategy for the Redlands Coast

reduced overseas immigration and emigration, interstate border closures followed by increase in interstate migration to Qld), it is considered prudent for a new set of population and dwellings projections to be prepared to inform any new policy development and future planning. It is understood that the QGSO intention was to prepare a new edition of population and dwelling projection in 2020/21 but that the State decided to delay this work as a result of COVID pandemic and the high degree of uncertainty it presented. Earlier this year, Council officers met with officers from the QGSO to discuss preparation of the next edition of population and dwelling projections. During the meeting QGSO officers advised they are currently working towards having a new projection series completed early to mid-2023. Recognising the current projections are from 2018 and the events that have occurred since this time, it is considered critical that the preparation of a new housing strategy be informed by the 2023 edition population and dwelling projections.

Census data

The Australian Bureau of Statistics continues to release data from the most recent census in a staged manner. While a reasonable amount of census data has now been released, the final data release covering more complicated topics such as distance to work and socio-economic indexes for areas is planned to occur in early to mid-2023. The data from the final release will be highly relevant to the preparation of a housing strategy. The process for preparing the housing strategy should ensure that the final release of census data can be appropriately considered in the preparation of a new housing strategy.

Land supply development monitoring (LSDM) reports

Since 2018, the State Government's Growth Monitoring Team have released annual LSDM reports, with the 2022 LSDM report expected to be released in December 2022. The preparation of a housing strategy should consider the findings of the 2022 LSDM as well as the trends that have emerged through LSDM reporting over the timeframe 2018-2022. In general, Council's summary of LSDM reporting over this timeframe would be:

- The city continues to have sufficient zoned land and redevelopment opportunities to accommodate the consolidation and expansion dwelling supply benchmarks of the SEQRP.
- Dwelling approvals are currently exceeding the year-on-year average that would be required to achieve the overall expansion dwelling supply benchmark and on track to achieve consolidation dwelling supply benchmark.
- The diversity of new dwelling approvals continues to improve.
- Exceeding the 4 years of approved supply within consolidation and expansion areas as sought by *ShapingSEQ*.
- Average new lot sizes have reduced significantly over the 2011 to 2021 timeframe from approx. 700m² to just over 400m².

Review and preparation of new SEQ regional plan

It is understood that the State Government will release the proposed SEQRP for discussion with councils by mid-2023 with a final draft for cabinet consideration by the end of June and public consultation to be held in September. It is expected that the review and preparation of a new SEQRP will potentially change the dwelling supply benchmarks and planning framework for the city. The preparation of the housing strategy would ideally be informed by a new SEQ Regional Plan including updated dwelling supply benchmarks.

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Preparation of the new South East Queensland infrastructure plan (SEQIP)

The community is unlikely to support further growth in the city unless it is supported by the requisite upgrades to State Government infrastructure networks. Ideally, this work would occur concurrently with the SEQRP and inform the housing strategy for Redland City.

Liveability

The housing strategy should focus on delivering enhanced liveability for residents. Liveability is a term that encompasses a number of the key elements outlined below. This includes delivering social and affordable housing, co-locating future housing with employment opportunities, ensuring infrastructure investment is aligned with population growth, delivering housing that aligns with the future needs of residents, high quality urban design and improving access to services and lifestyle opportunities.

Public/social housing requirements for RCC

In preparing a housing strategy it is considered essential that detailed work on the demand and current shortfall of social housing in the Redlands should be undertaken. Social housing waitlists are likely to provide key insights on the demand for social housing on the Redlands Coast.

In addition to \$2 billion Housing Fund Commitment made following the Housing Summit, there may be opportunities for the State Government to consider rezoning some of its landholdings on the Redlands Coast to better facilitate delivery of new social and affordable housing supply.

Southern Moreton Bay Islands and Minjerribah/North Stradbroke Island

The preparation of a housing strategy will need to ensure that the unique circumstances of the Southern Moreton Bay Islands (Russell, Macleay, Karragarra and Lamb Islands) and North Stradbroke Island are appropriately considered. Ideally, both areas would be dealt with, and reported on, separately to the mainland.

Southern Moreton Bay Islands

The initial unplanned subdivision of the SMBIs undertaken in the 1960s and 70s while the islands were under the administrative control of the State Government created approximately 20,000 lots. Many of these lots were located in areas subject to flooding constraints or in areas of high environmental value. Over many years, areas that are unsuitable for development have been identified and included within a conservation zone and have been progressively brought into public ownership predominantly through a number of Council initiated voluntary land exchange and acquisition programs. Despite ongoing work to refine the development footprint of the SMBIs and efforts to acquire privately owned land with flooding constraints and/or environmental values, there are still approximately 11,500 lots across the SMBIs capable of having a dwelling house built on them. Currently there are approximately 4,600 dwellings and almost 7,000 vacant residential zoned properties across the SMBIs. The 7,000 vacant residential zoned lots represent a significant potential supply of new housing in the Redlands.

Over the last 10-15 years the demographics of the SMBIs has been shifting from predominantly retiree to an increasing proportion of families with younger children. It is expected that the final census data release next year will provide further insights on the demographic changes occurring on the SMBIs. The preparation of a housing strategy will need to consider the demographic changes occurring on the SMBIs and the type of housing most suited to the islands.

Minjerribah/North Stradbroke Island

Through its confidential Indigenous land use agreement (ILUA) with the Quandamooka People, the State Government has made various commitments regarding planning and development on the

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island. The preparation of a housing strategy will need to consider the commitments made and the type of housing that would be most appropriately located on the island.

Provision of affordable housing on NSI, including workers accommodation, should be specifically considered as part of the housing strategy. The inability for businesses on the island to attract and retain staff on the island could undermine the economic transition of the island away from its dependence on mining.

Economic development and job self-containment

Commentary within *ShapingSEQ*, in particular in the Theme/Goal 2: Prosper section makes reference to supporting the '30 minute city concept', 'population serving jobs' and 'locating people and jobs closer together'. *ShapingSEQ* also includes a target of facilitating one million new jobs in the region to 2041, for which approximately 25,000 are allocated to the Redlands (employment planning baselines, p.54). Council's [Economic Development Framework](#) (EDF) includes a more ambitious target to create 40,000 jobs over the same time horizon (p.24).

Recognising the strategic intent of the regional plan and Council's EDF is to deliver housing in close proximity to employment opportunities, it is critical that the housing strategy is considered with due regard to future employment land supply. It is the view of Council that this must be undertaken concurrently; it is not appropriate to defer consideration of where the future population of the Redlands Coast will work until such a time as *ShapingSEQ* is reviewed. By employing this approach, higher levels of job self-containment will be achievable, which has a number of flow-on benefits (e.g., reduced living costs, motor vehicle dependency and demand for road infrastructure upgrades). Further to this, it is Council's view that the Southern Thornlands Potential Future Growth Area is a key future employment area for the Redlands Coast and Council's preferred future land use intents are clearly outlined in the proposed major amendment currently being considered by the State Government as part of its State Interest Review.

New expansion areas

As demonstrated through the annual LSDM reporting, Redland City has a sufficient quantum of appropriately zoned residential land to accommodate future residential growth to 2041. Any recommended expansion to the urban footprint in the housing strategy should be supported by robust evidence.

Minimum lot sizes

The housing strategy may conclude that changes to City Plan should be made to support reduced lot sizes across the Redlands Coast. Should this decision be taken, the department is encouraged to employ a nuanced approach that considers the contextual appropriateness of such changes. To remove any doubt, it is Council's view that:

- In existing established low density residential neighbourhoods, a minimum lot size of 400m² is appropriate.
- Reduced lot sizes in new and emerging urban communities may be appropriate where subsequent housing products are designed and located in accordance with community expectations.
- Allowing reduced lot sizes would undermine the specific character of a number of precincts within the Low density residential zone, including the LDR1 and LDR2 precincts, that seek to achieve minimum lot sizes of 2,000m² and 6,000m² respectively;
- Allowing further subdivision in the Character residential zone, which covers the SMBIs, is inappropriate. There are significant issues currently being experienced in these areas, which

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is largely a consequence of legacy subdivision approvals and the absence of reticulated wastewater systems in this locality.

- If smaller lots sizes are contemplated Council's position is that this should only be considered if a review of the Queensland Development Code (QDC) occurs. Key parts of the QDC (Mandatory Parts 1.1, 1.2 and 1.3) were last updated in 2010. Given the significant changes that have occurred since this time, including that average lot sizes on the Redlands Coast have reduced from approximately 700m² to just over 400m² between 2011 - 2021, it would be entirely appropriate for the State government to review and update the QDC to ensure it remains contemporary, fit-for-purpose and delivers design outcomes acceptable to the community.

The positions above align with the views of the community as reflected in the [Draft Redland City Plan – Submission Report](#), which captured feedback from more than 5,000 residents on the Draft Redland City Plan.

Infrastructure provision

While Council understands that it is not the State's intention to develop an infrastructure plan to sit alongside the housing strategy, it is noted that the Planning Minister has advised in his correspondence to Council dated 15 Sep 2022 that *'The Queensland Government will also consider future infrastructure that would support population growth and increase housing supply.'*

In this regard, it is expected that the key findings of the housing strategy will be used to inform the future preparation of the South East Queensland Infrastructure Plan, which is understood to be in the early stages of development.

Further to the above, the following paragraph from [ShapingSEQ](#) and the [2021 Land Supply and Development Monitoring](#) provides a succinct evaluation of the need for State Government infrastructure upgrades to 'unlock' dwelling supply on the Redlands Coast:

'The realisation of the planned dwelling supply in the consolidation area would be supported by the provision of key region-shaping infrastructure as identified in ShapingSEQ and the State Infrastructure Plan, including the Eastern Busway extension to Carindale and Capalaba (as busway or other priority corridor). The state government's \$30 million Eastern Transitway (Stage 1) (bus priority lane extensions of the Eastern Busway from Coorparoo to Carindale) will improve access from Redland City. Other relevant state infrastructure projects currently progressing include \$110 million of works to upgrade the Cleveland-Redland Bay Road. It could also be supported by higher frequency rail services to Cleveland, subject to future investigation if sufficient dwelling densities are achieved in the corridor.'

As a smaller Council in the region, Council also notes that it has a limited financial capacity to accommodate development in expansion areas, which also undermine delivery of a more compact and efficient urban form.

Project web page

There may be an opportunity for the State Government to host content on a project specific web page that serves as a one-stop-shop for information relating to the housing strategy. This web page could include material relating to the project background, timeframes, upcoming community engagement activities, next steps, etc.

Educational material

Following the Housing Summit, the Queensland Government has committed \$5 million towards a Community Engagement and Awareness Campaign on growth and housing diversity. There is an

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opportunity to utilise some of this educational material during preparation of the housing strategy and subsequent community engagement activities. More specifically, this might include videos and charts showing the State's changing demographic profile and how providing for housing diversity has a number of tangible benefits including improved housing affordability, the ability to upsize/downsize/age-in-place and providing for the diverse needs of the Redlands Coast community. The State may also consider utilising an approach similar to the Get Ready Queensland Campaign, which seeks to educate and convey important messaging to Queensland residents on an ongoing basis about preparing for storm season using a number of advertising mediums.