

Redland Shire Community Survey Report

Survey Conducted:	08-10 May 2005
NFS National Field Services Reference No:	5155
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Version - FINAL:	as at 27.05.05

Field Research conducted by:



Excellence in data

Survey sponsored by:



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What does this survey tell us?

This survey confirms that when given real alternatives, the people of the Redland Shire are prepared to make clear choices about their future. It tells us too, that Redlanders are a like-minded lot, for the preferences and choices indicated by Shire residents as a whole are reflected consistently across age cohorts, gender and all ten (10) Shire Divisions.

This survey tells us that Redland residents:

- Believe that there are negative consequences to continuing population growth, and recognise that there are limits
- Prefer to retain the Shire's semi-rural and rural lands than to develop these lands to create more local jobs
- Prefer improved public transport to commercial and industrial areas outside the Shire, over industrial development of the Redlands' wildlife habitats and rural lands
- Are not prepared to accept a decline in koala numbers in order to accommodate more people in the Shire
- Support limits on the number of dwellings in order to preserve the Shire's village atmosphere, the bush, the Bay and the semi-rural landscapes
- Expect Redland Shire Council to conduct public consultation in all important Town Planning decisions and development applications
- Do not support expansion of the urban footprint
- Given the choice, would limit population growth in the Shire.

This survey also:

- Corroborates the outcomes of the extensive consultation of the 2002 'Statement of Proposals' phase of the Draft Redlands Planning Scheme in which the Redlands community determined there would be no further expansion of the urban footprint
- Vindicates the previous Redland Shire Council's decision in 2003 to support a 'Draft Redlands Planning Scheme' which did not include expansion
- Confirms that expansion of the urban footprint as promoted by the current Council through the modified, 2004 version of the 'Draft Redlands Planning Scheme' is contrary to the express wishes of the Redlands community
- Confirms that expansion of the urban footprint as promoted by the Queensland State Government's Office of Urban Management through the 'Draft South East Queensland Regional Plan' is also out of step with the people of the Redland Shire.

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Research design

Sample Size:	<ul style="list-style-type: none"> • N=400
Data Collection Approach:	<ul style="list-style-type: none"> • Telephone interviewing via Computer Aided Telephone Interviewing (CATI)
Accuracy:	<ul style="list-style-type: none"> • Results from the total random sample of 400 were generated to 95% accuracy • Data has been post-weighted by age and gender to reflect known population characteristics for Redland Shire
Discrepancies:	<ul style="list-style-type: none"> • With weighted tables it is common for there to be slight discrepancies in presenting results; totals should aggregate to 100% but small rounding errors may result in variations of + or -1%
Questionnaire:	<ul style="list-style-type: none"> • Designed by Community Alliance for Responsible Planning (CARP) Redlands Inc • Structure by NFS National Field Services
Respondent Profile & Quotas:	<ul style="list-style-type: none"> • Age: 18+ years • Age Cohorts: 18-34 ('Younger'); 35-54 ('Mid-Aged'); 55+('Older') • Gender: Male & Female • All respondents were Shire residents • Equal sample from each of the ten (10) Divisions
Geography of Research:	<ul style="list-style-type: none"> • Random sample drawn within the Redland Shire using Desk Top Marketing System (DTMS) • Suburbs and boundaries of Shire Divisions provided in electronic format
Maximum Questionnaire Length:	<ul style="list-style-type: none"> • Maximum questionnaire length of eight (8) minutes
Timing:	<ul style="list-style-type: none"> • Monday through Wednesday - 08, 09 & 10 May 2005 inclusive
Quality Control:	<ul style="list-style-type: none"> • As NFS National Field Services is an Interviewer Quality Control Australia (IQCA) accredited market research company, a minimum of 10% of each interviewer's work was validated to ensure accuracy and professionalism

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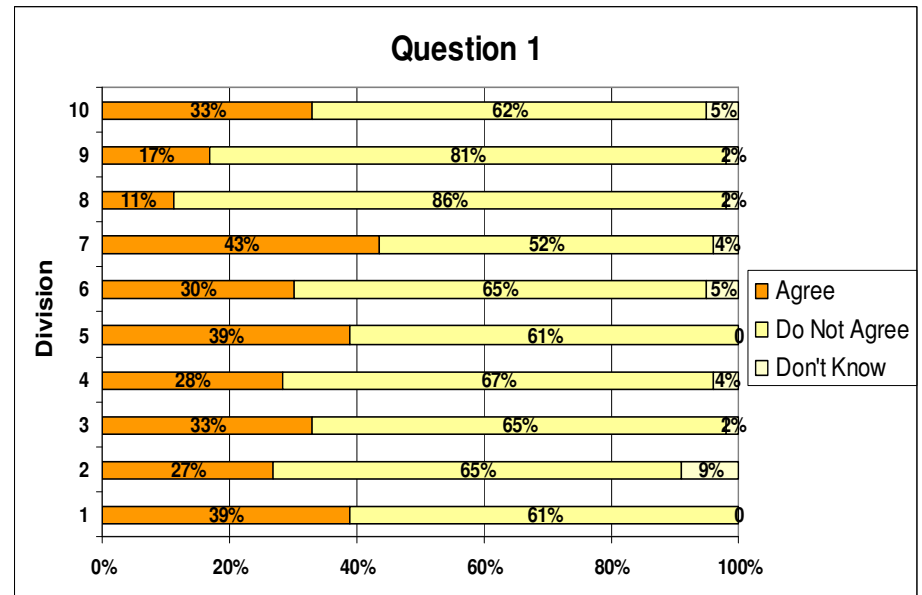
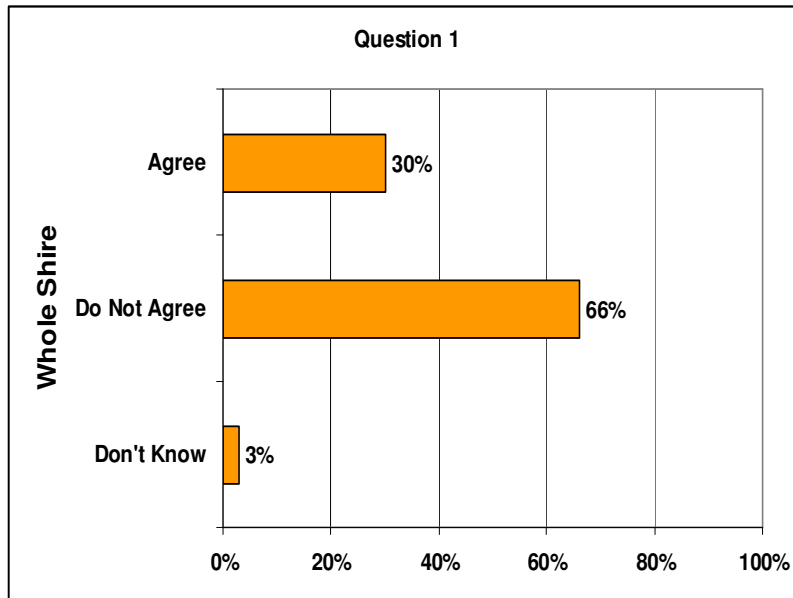


Question One

Redland Shire Council and the State Government should allow the population of the Redlands to increase by nearly 60,000 people, or 50%.

Summary of findings

- **66 %** of the residents surveyed **do not agree**
- this finding was consistent across the three age cohorts, but lesser in degree among young people: of those surveyed 50% of younger people, 73% of mid-aged people, and 72% of older people do not agree
- 59% of the men and 74% of the women surveyed do not agree
- this finding was consistent across all ten Shire Divisions, although ranging from **86%** of respondents in **Division 8** who do not agree, to **52%** of respondents in **Division 7**, who do not agree



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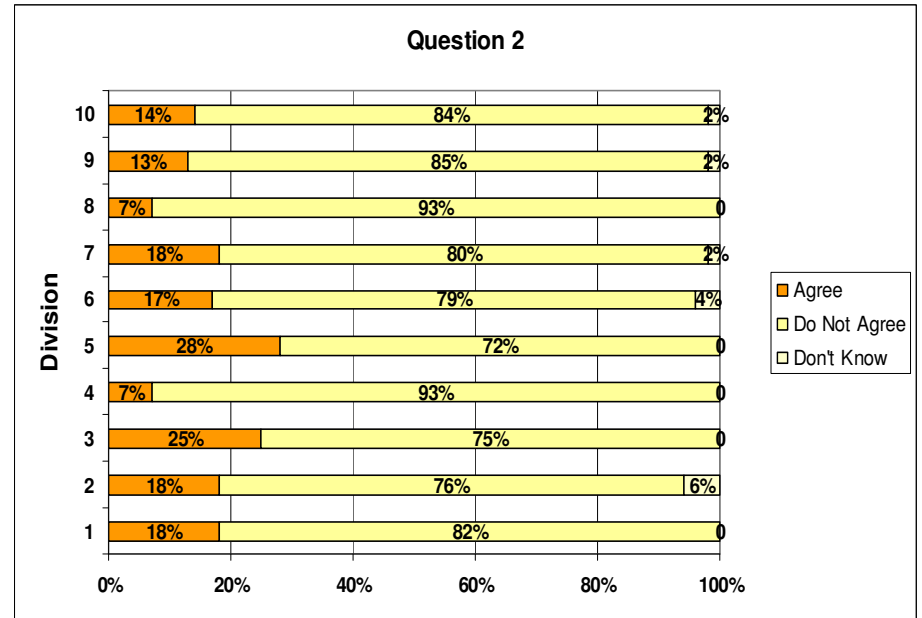
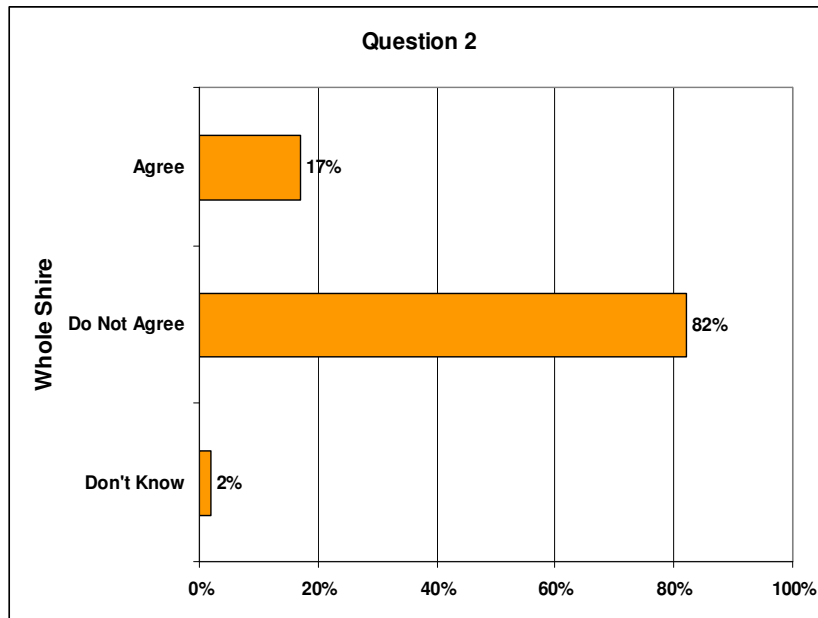


Question Two

We are prepared to accept a decline in koala numbers in order to accommodate more people in the Shire.

Summary of findings

- **82 %** of the residents surveyed **do not agree**
- this finding was reflected consistently across the three age cohorts: of those surveyed 81% of younger people, 83% of mid-aged people, and 81% of older people do not agree
- 76% of the men and 87% of the women surveyed do not agree
- this finding was consistent across all ten Shire Divisions, ranging from **93%** of respondents in **Division 4** and **Division 8** respectively, to **72%** of respondents in **Division 5** who do not agree



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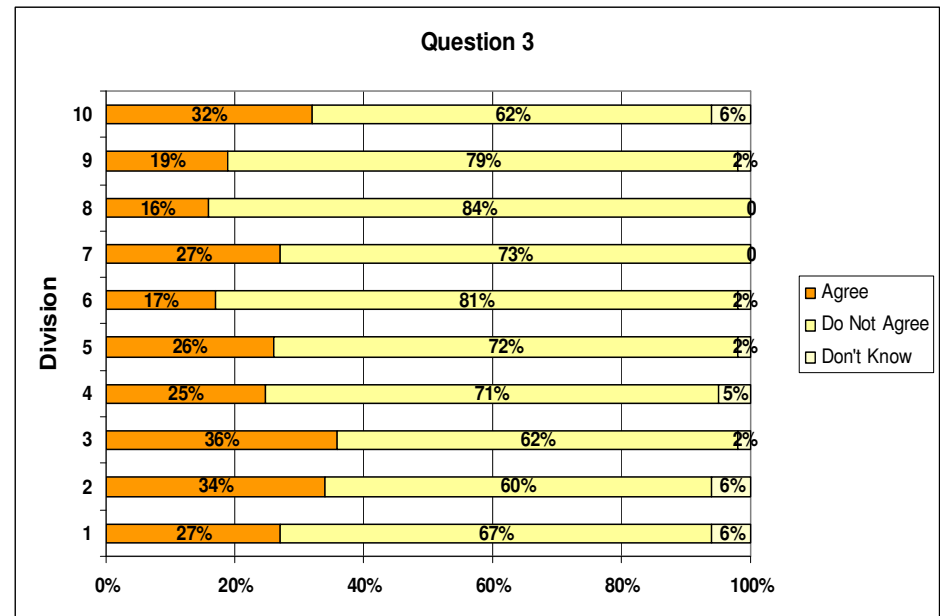
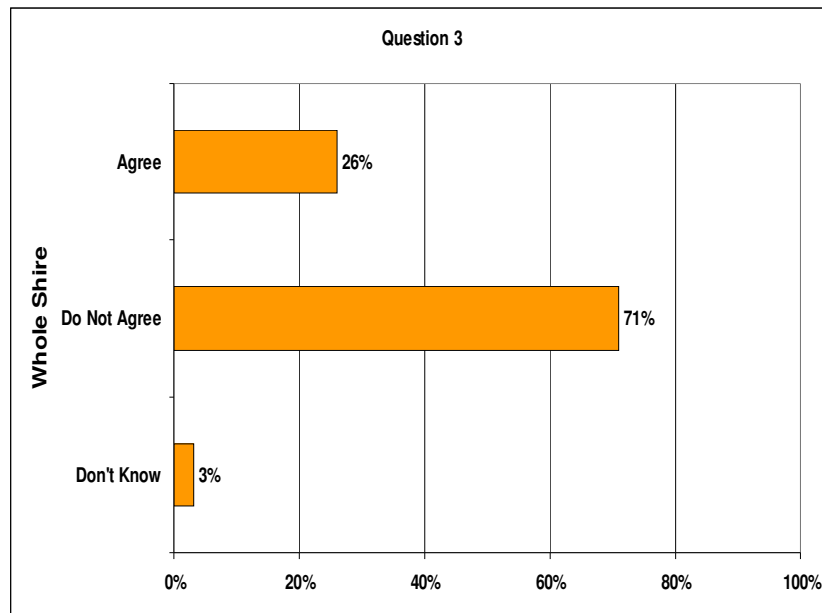


Question Three

We should develop our semi-rural and rural lands into industrial areas in order to create more jobs.

Summary of findings

- **71 %** of the residents surveyed **do not agree**
- this finding varied moderately across the three age cohorts: of those surveyed 70% of younger people, 76% of mid-aged people, and 66% of older people do not agree
- 68% of the men and 75% of the women surveyed do not agree
- this finding was consistent across all ten Shire Divisions, ranging from **84%** of respondents in **Division 8** to **60%** of respondents in **Division 2** who do not agree



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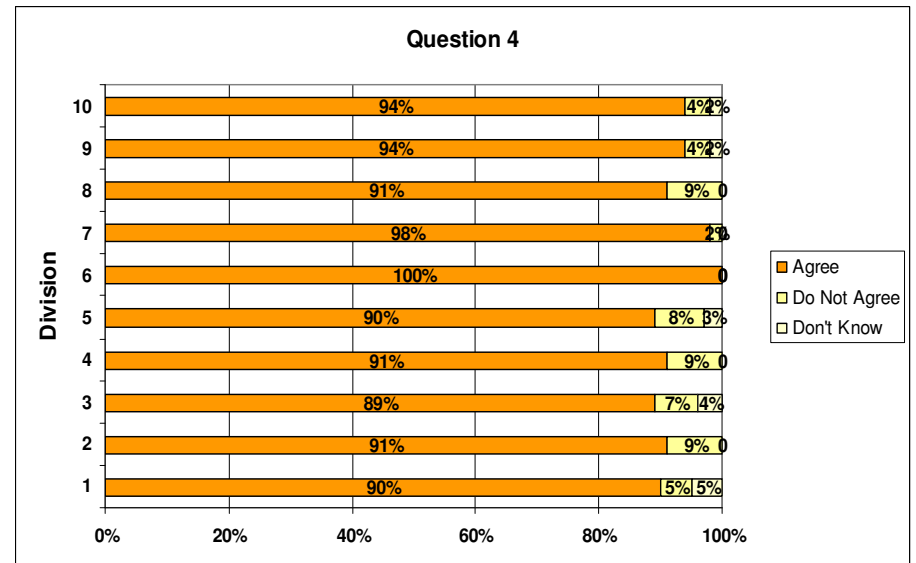
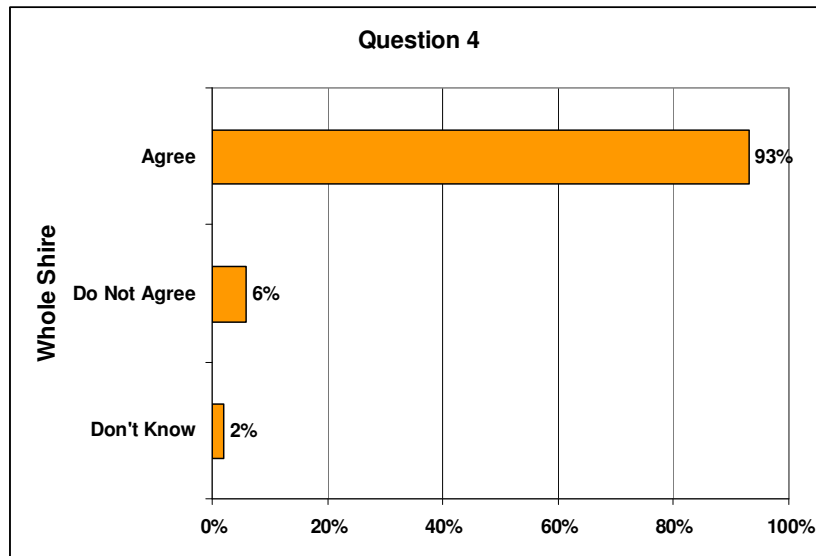


Question Four

After the last election, the new Council made changes to the Draft Redlands Planning Scheme (Town Plan) without consulting the community. The changes will bring more development and urban sprawl to the Redlands. Using the same scale, how much do you agree or disagree that Redland Shire Council should always seek public consultation before making important Town Planning decisions on draft plans, development applications, etc?

Summary of findings

- **93 %** of the residents surveyed **agree**
- this finding was consistent across the three age cohorts, particularly among younger people: of those surveyed 97% of younger people, 92% of mid-aged people, and 89% of older people agree
- 90% of the men and 96% of the women surveyed agree
- this finding was consistent across all ten Shire Divisions, ranging from **100%** of respondents in **Division 6** and **98%** of respondents in **Division 7** respectively, to **89%** of respondents in **Division 3** who agree



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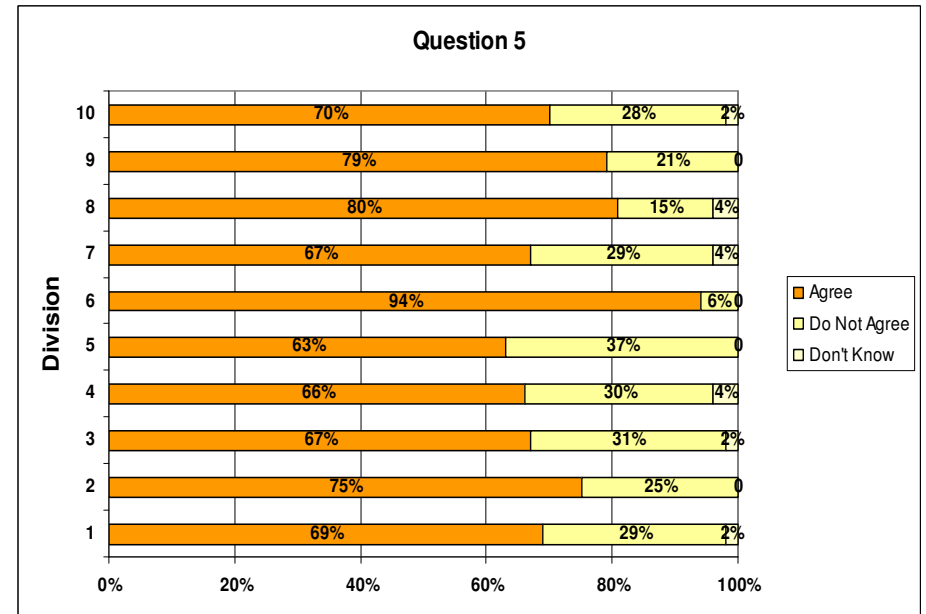
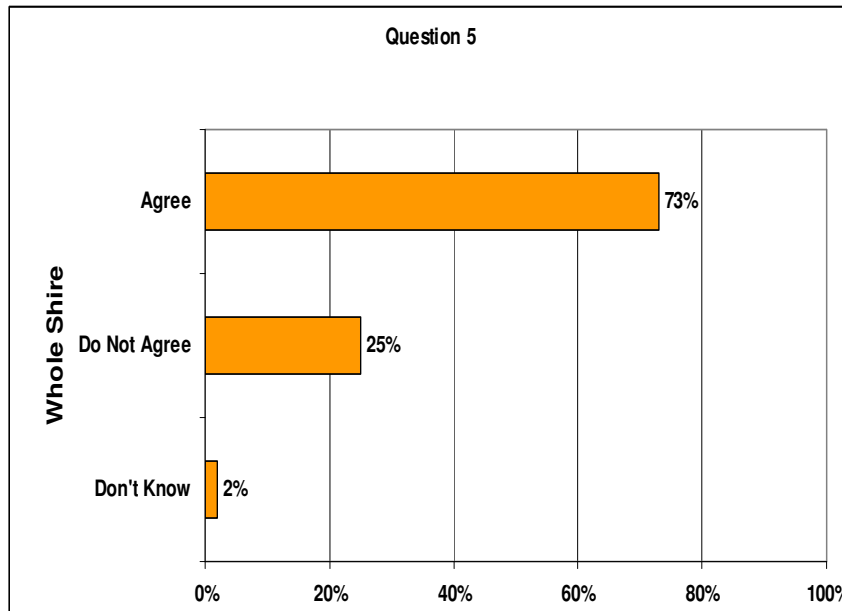


Question Five

An increase of nearly 60,000 people or 50% in the Redlands' population will negatively affect the lifestyle of existing residents.

Summary of findings

- **73%** of the residents surveyed **agree**
- this finding was very consistent across the three age cohorts: of those surveyed 74% of younger people, 73% of mid-aged people, and 72% of older people agree
- 70% of the men and 76% of the women surveyed agree
- this finding was consistent across all ten Shire Divisions, ranging from **94%** of respondents in **Division 6** who agree, to **63%** of respondents in **Division 5** who agree



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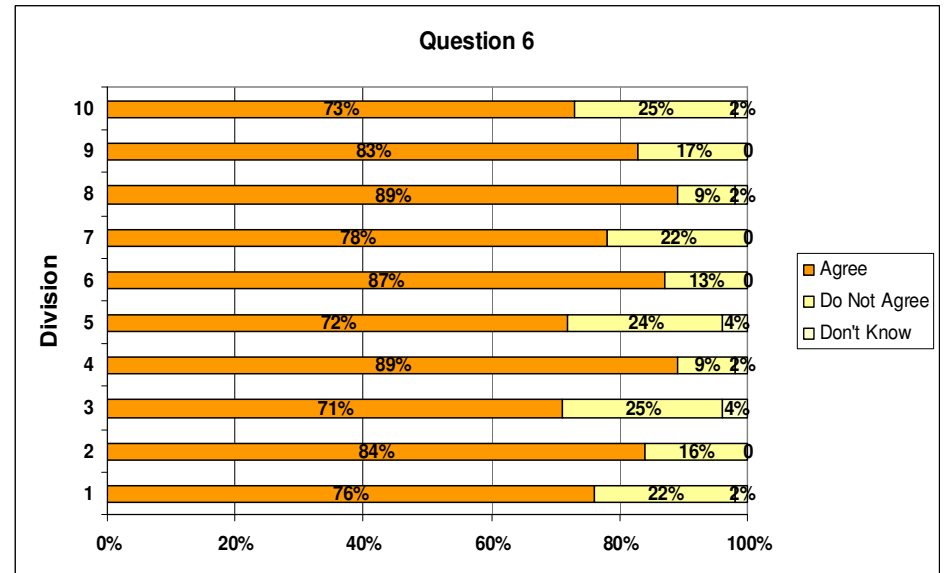
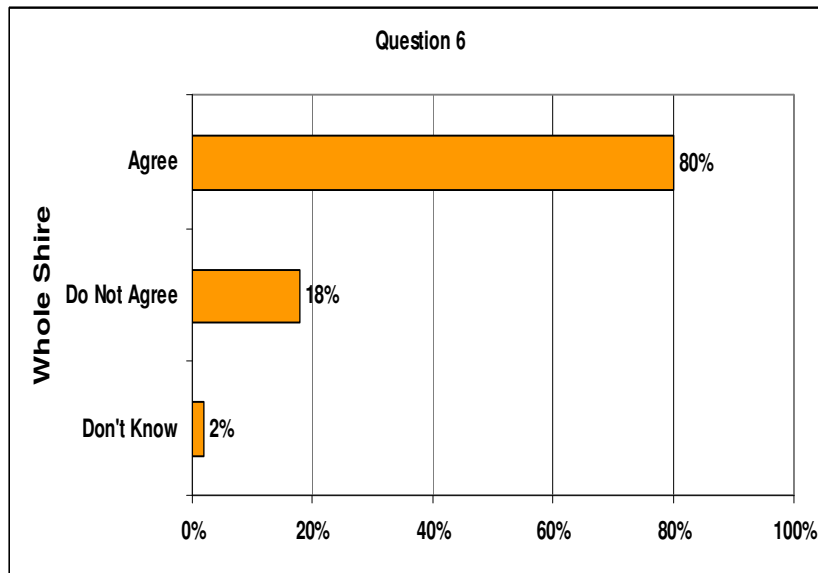


Question Six

The Council should limit the number of dwellings in the Redlands in order to preserve the Shire’s current village atmosphere, the bush, the Bay and the semi-rural landscapes.

Summary of findings

- **80%** of the residents surveyed **agree**
- this finding was very consistent across the three age cohorts: of those surveyed 81% of younger people, 80% of mid-aged people, and 79% of older people agree
- 70% of the men and 90% of the women surveyed agree
- this finding was consistent across all ten Shire Divisions, ranging from **89%** of respondents in **Division 4** and **Division 8** respectively, to **71%** of respondents in **Division 3** who agree



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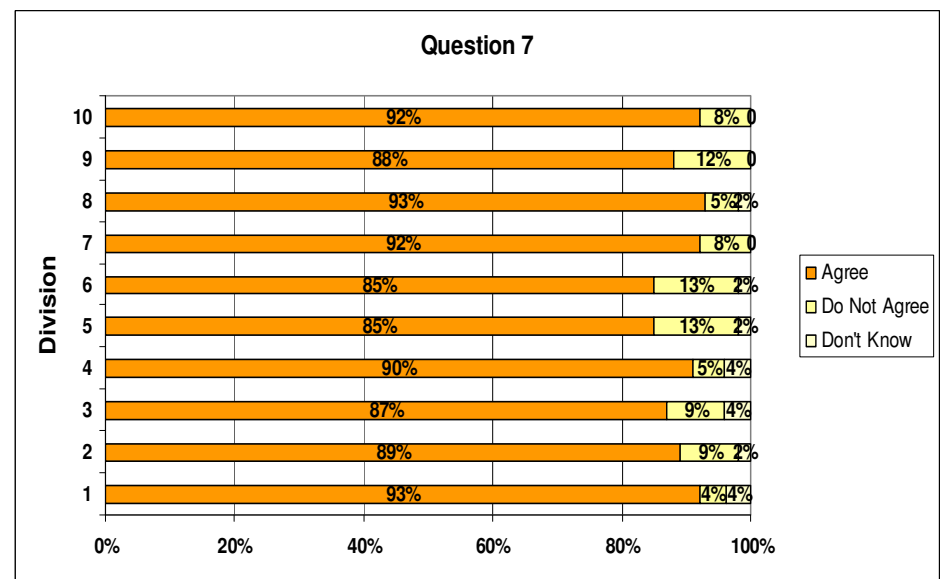
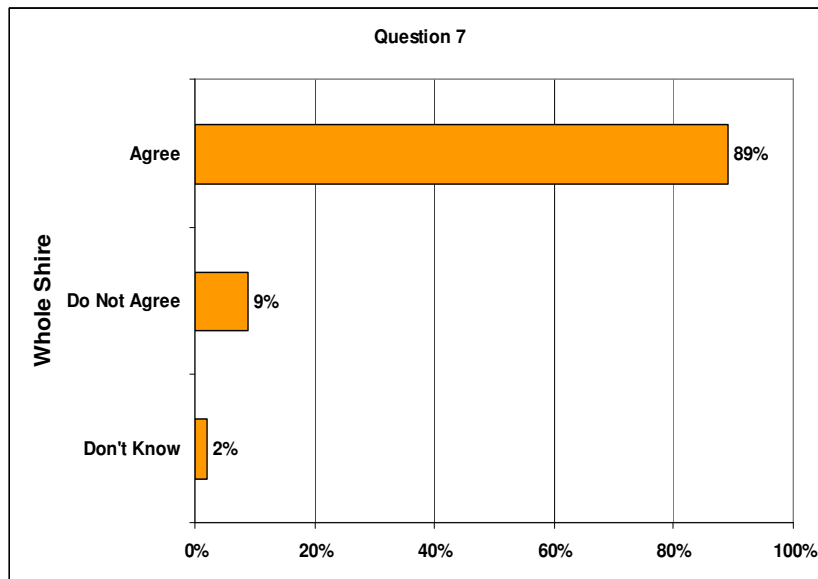


Question Seven

Wildlife habitats and rural lands should be protected from industrial development by improving public transport to commercial and industrial areas outside the Shire.

Summary of findings

- **89%** of the residents surveyed agree
- this finding was consistent across the three age cohorts: of those surveyed 90% of younger people, 91% of mid-aged people, and 87% of older people agree
- 86% of the men and 93% of the women surveyed agree
- this finding was consistent across all ten Shire Divisions, ranging from **93%** of respondents in **Division 1** and **Division 8** respectively, to **85%** of respondents in **Division 5** and **Division 6** respectively who agree



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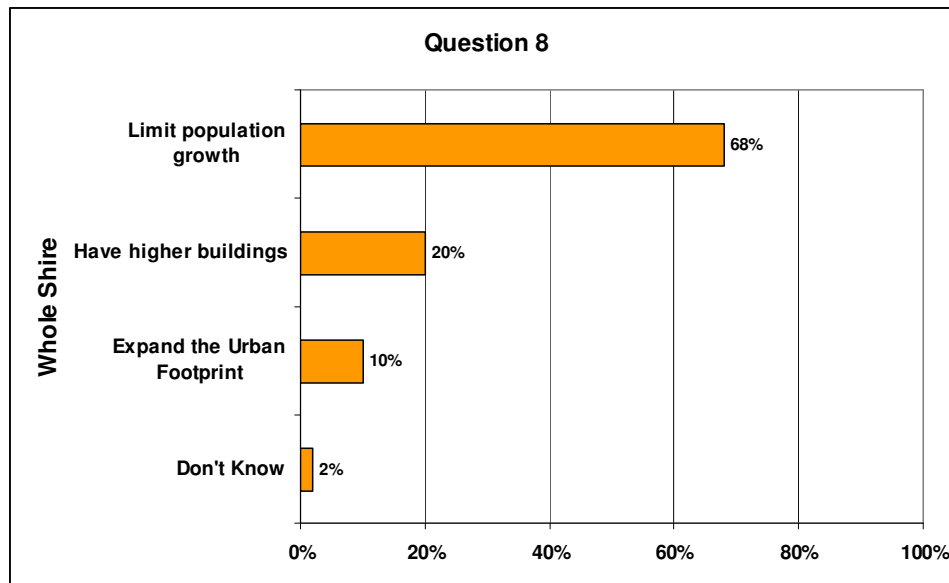
Question Eight

Given the choice, would you rather (a) have higher buildings up to five storeys in our town centres (b) expand the urban footprint into the Shire's semi-rural areas (c) limit population growth as Noosa Shire has done?

Summary of findings

Given The Choice

- **68%** of residents surveyed prefer to **limit population growth** as Noosa Shire has done
- **20%** of residents surveyed prefer **higher buildings up to five storeys** in our town centres
- **10%** of residents surveyed prefer to **expand the urban footprint**
- **88%** of the residents surveyed **do not support** expansion of the urban footprint



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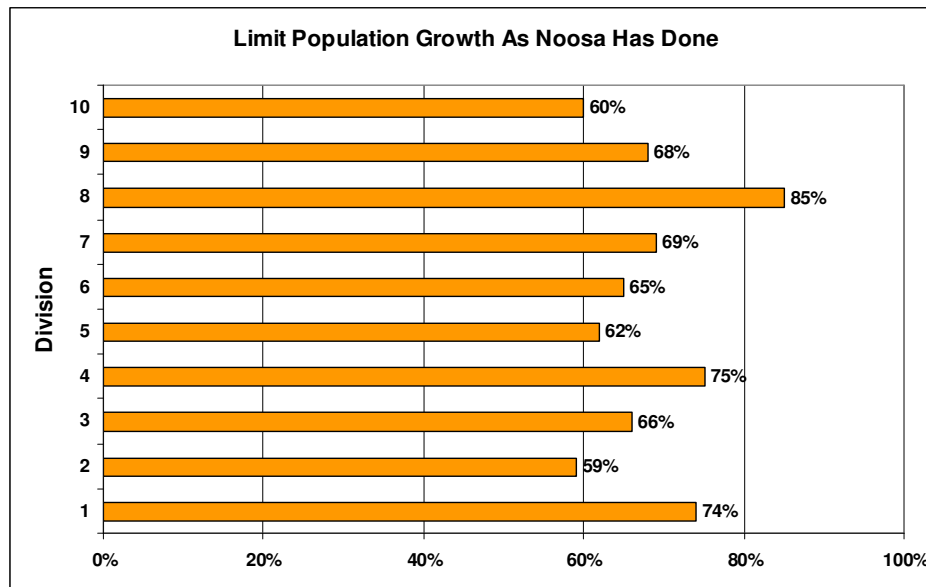


Question Eight (cont'd)

Given the choice, would you rather (a) have higher buildings up to five storeys in our town centres (b) expand the urban footprint into the Shire's semi-rural areas (c) limit population growth as Noosa Shire has done?

Limit Population Growth

- **68%** of the residents surveyed prefer to **limit population growth**
- this finding was consistent across the three age cohorts: of those surveyed 62% of younger people, 72% of mid-aged people, and 68% of older people prefer to limit population growth
- 57% of the men and 78% of the women surveyed prefer to limit population growth
- this finding was consistent across all ten Shire Divisions, ranging from **85%** of respondents in **Division 8** to **59%** of respondents in **Division 2** indicating a preference for limiting population growth



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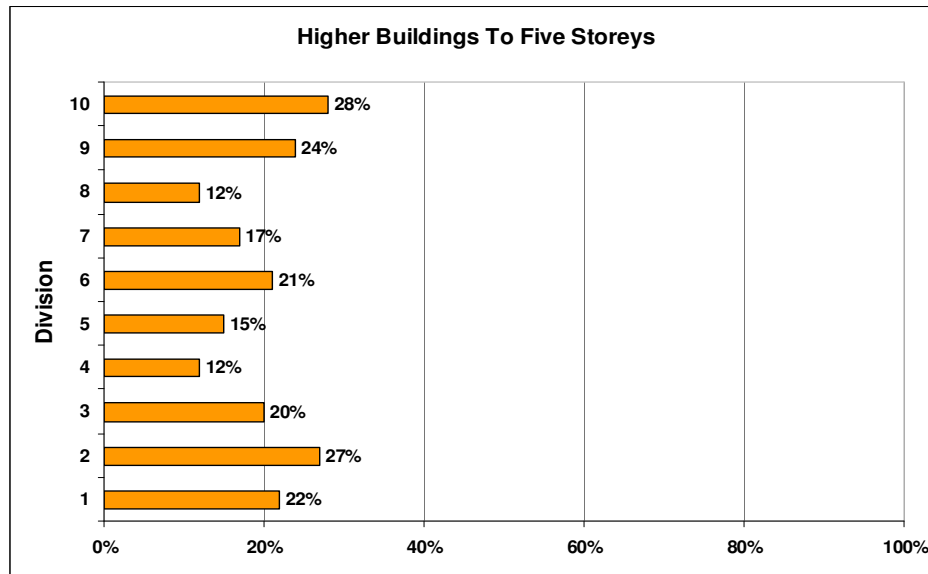


Question Eight (cont'd)

Given the choice, would you rather (a) have higher buildings up to five storeys in our town centres (b) expand the urban footprint into the Shire's semi-rural areas (c) limit population growth as Noosa Shire has done?

Higher Buildings Up To Five Storeys In Our Town Centres

- **20%** of the residents surveyed **support higher buildings in our town centres**
- this finding varied moderately across the three age cohorts, with younger people preferring higher buildings: of those surveyed 27% of younger people, 16% of mid-aged people, and 18% of older people prefer higher buildings in our town centres
- 30% of the men and 10% of the women surveyed prefer higher buildings in our town centres
- this finding was consistent across all ten Shire Divisions, ranging from **27%** of respondents in **Division 2**, to **12%** of the respondents in **Division 4** and **Division 8** respectively, indicating a preference for higher buildings in our town centres



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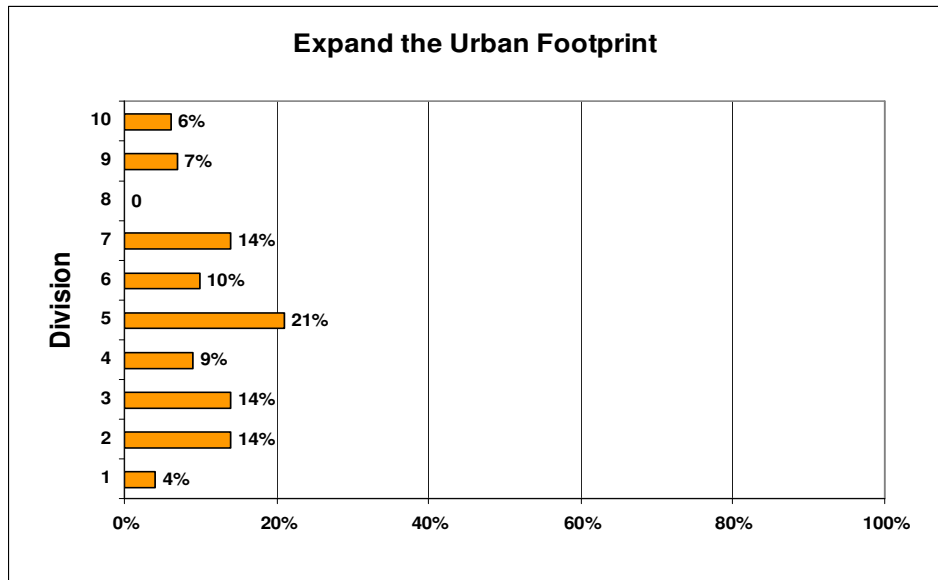


Question Eight (cont'd)

Given the choice, would you rather (a) have higher buildings up to five storeys in our town centres (b) expand the urban footprint into the Shire's semi-rural areas (c) limit population growth as Noosa Shire has done?

Expansion of the Urban Footprint

- **10%** of the residents surveyed prefer **expansion of the urban footprint**
- this finding was consistent across the three age cohorts: of those surveyed 9% of younger people, 11% of mid-aged people, and 9% of older people prefer expansion of the urban footprint
- 10% of the men and 9% of the women surveyed support expansion of the urban footprint
- this finding was consistent across all ten Shire Divisions, ranging from **21%** of respondents in **Division 5**, to **0%** (none) of the respondents in **Division 8** indicating support for expansion of the urban footprint



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Why was this survey commissioned?

The Draft Redlands Planning Scheme was developed over the better part of three (3) years, commencing in early 2001.

The Redland Shire community was properly consulted during the Statement of Proposals (SOP) phase of this statutory planning process. At that time, the community indicated its desire to retain the current urban footprint (extent of development). The Council of the day endorsed the community's wishes, and as a result the Council's Statement of Proposals document of May 2002 shows 'Option 2' as the preferred growth scenario.

The intent of Option 2 as documented in the Statement of Proposals is:

1. Ensure that the existing **urban footprint of the Shire was not extended**
2. Encourage more efficient public transport
3. Promote the protection of environmentally sensitive areas
4. Encourage more vital and vibrant Centres within the Shire, and
5. Allow for an increase in population while retaining the character and lifestyle of the Redlands.

In September 2003, the Council of the day submitted the Draft Redlands Planning Scheme, based on Option 2, to the **State Government** for endorsement. This 'no expansion' Draft Scheme **met all the requirements** of the State Government. Council's media release published in the Bayside Bulletin on Tuesday 30 September 2003 quotes Council's Chief Executive Officer Susan Rankin as saying –

"... the Draft Planning Scheme was one of the most comprehensive planning reviews yet carried out in the Redlands... Councillors and staff have worked together to produce a balanced plan that achieves ecological (sic) sustainable development and manages growth in the Redlands... the Draft Planning Scheme meets the State's statutory obligations and articulates the principles our residents and ratepayers voiced during the consultative stages of the planning scheme's formation... the Draft Planning Scheme builds on the Community Plan and the Corporate Plan and over the last two years has considered competing issues to ensure a responsible and accountable long-term approach to the growth of the Shire."

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Why was this survey commissioned? (cont'd)

Immediately after the March 2004 election, the new Council under the leadership of Mayor Don Seccombe voted to lodge amendments to the Draft Redlands Planning Scheme to expand the development footprint, and accommodate a larger increase in population growth. This was done without consultation, and therefore without community endorsement. It was done against the express wishes of the Redlands community.

There has been **no community consultation** subsequent to that undertaken during the Statement of Proposals phase of the formal statutory process through which a planning scheme is made, and so there can be no justification for Council's action.

The Redland Shire Council Residents' Report of December 2004 included findings from a survey commissioned by an unidentified source and undertaken prior to the March 2004 election. **In the Report the Mayor stated that:**

"...the research findings clearly show community feelings on several important issues facing our Shire" and that "More than three quarters of all respondents (82%) across all divisions said they supported increasing the urban footprint..."

The **one survey question** which dealt with the matter of population growth / urban expansion asked:

"Do you support increased housing densities including smaller lots and higher buildings? OR Do you support increasing the urban footprint in a planned way that does not decrease the Shire's vegetation?"

Pivotal planning decisions are being made now, on the basis of the pro-expansion position the Redland Shire Council is promoting to the State Government.

This survey was commissioned to provide the Redlands community a second, more comprehensive opportunity to make their wishes known, and to convince astute and fair-minded Councillors and State Members alike, that the future of the Redlands is best guided **by the voice of the people**.

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Who is CARP?

The **Community Alliance for Responsible Planning (CARP) Redlands Inc** was formed in April 2004, immediately after the newly-elected Council's decision to amend the 2003 Draft Redlands Planning Scheme document.

We are an alliance of individuals and community organisations drawn from across the Shire, united to honour and represent the express wishes of the Redlands community to prevent further urban expansion. We stepped into the breach created when the **Council broke faith** with the people of the Redlands, and voted 7-4 to expand the urban footprint.

By default the leadership role has fallen to the community, and we have shouldered the responsibility for delivering to the State Government clear instruction about the desired future of the Redland Shire. Denied the considerable resourcing, capability, and influence of a representative local government authority, we have used the means made available to us through overwhelming public donations to give the **people of the Redlands a voice** in their future.

In turn, it appears the people of the Shire were responsible for in excess of **5000** of the 8000 plus submissions received by the Office of Urban Management on the Draft SEQ Regional Plan (closed 28 February), and have delivered an unprecedented **7000** plus submissions to the Redlands Draft Planning Scheme (closed 13 April).

Now the people of the Redlands have **made their voices heard** once again, through this CARP sponsored community survey.

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