

Community attitudes to development of Southern Redland Bay Investigation Area

Analysis of Quantitative and Qualitative Survey

for

Shoreline

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Table of Contents

Figures.....	2
Introduction.....	1
Methodology	3
Executive Summary	4
Key Points.....	7
1. Survey response was a good fit to the population.....	7
2. The proposal has strong support	9
4. Residents were motivated to be involved and keen to keep informed.....	12
5. Respondents want to see mostly detached housing.	14
6. Outdoor private recreation was the most prized aspect of the foreshore proposals.....	17
7. Residents favoured a mix of active recreation and conservation on foreshore.....	18
8. Residents had a number of improvements they'd like to see.....	20
9. Residents also have some issues	22
10. Redlands residents value the unique physical and cultural environment of their city	24
11. Redlands residents would like to see some things improved in their city in general	27
Tables.....	29
Leximancer Analysis	102
Attachments	103
i. Attachment 1 –Questionnaire.....	104
ii. Attachment 2 – Leximancer Insight Reports (Hard copy only).....	105

Tables

Table 1: Age and gender sample.....	29
Table 2: Age and gender Redlands (Source ABS).....	30
Table 3: Suburb of residence sample	31
Table 4: Suburb of residence Redlands (Source ABS)	32
Table 5: Occupation sample.....	33
Table 6: Occupation Redlands (Source ABS 2011 Census).....	33
Table 7: Do you support or oppose this site as an urban village? Total sample	34

Table 8: Do you support or oppose this site as an urban village? Gender	34
Table 9: Do you support or oppose this site as an urban village? Suburb	35
Table 10: Do you support or oppose this site as an urban village? State electorate	35
Table 11: Which one of the following would you prefer the foreshore precinct to be; and if a combination of options to which do you lean?	36
Table 12: Thinking about your current living arrangement, from the list below please select the style of housing in which you live.	37
Table 13: Thinking about your living requirements, on a scale of 1-5 where 5 is "very desirable" and 1 is "very undesirable" how would you rate each of the following housing types for your current needs?	37
Table 14: With respect to Shoreline on a scale of 1-5 where 5 is "very desirable" and 1 is "very undesirable" how would you rate each of the following?	38
Table 15: With respect to Shoreline on a scale of 1-5 where 5 is "very desirable" and 1 is "very undesirable" how would you rate each of the following? Small lots by age.....	38
Table 16: With respect to Shoreline on a scale of 1-5 where 5 is "very desirable" and 1 is "very undesirable" how would you rate each of the following? Retirement village by age	39
Table 17: Fox and Bell and Fiteni Homes are considering a range of community infrastructure..On a scale of 1-5 where 5 is very desirable and 1 is very undesirable how would you rate each of the following?.....	40
Table 18:. Thinking again about this proposed development, in one or two sentences, is there anything else you would like to see on the site? Responses by general category	41
Table 19: Thinking again about this proposed development, in one or two sentences, is there anything else you would like to see on the site? Responses by code	42
Table 20: Thinking again about this proposed development, in one or two sentences, is there anything else you would like to see on the site? Total responses by code	46
Table 21: Thinking again about this proposed development, in one or two sentences, is there anything else you would like to see on the site? Total responses by general category	75
Table 22: Is there anything else you would like to add to your answers? Responses by code.....	76
Table 23: Is there anything else you would like to add to your answers? Total responses by code.....	79

Figures

Figure 1: Respondents by gender and age against Redlands population by gender and age	7
Figure 2: Place of residence: respondents versus Redland city	8
Figure 3: Support for the project amongst Redlands respondents	9

Figure 4: Support for the project by gender	10
Figure 5: Support for the project by state electorate	11
Figure 6: Percentage of residents who wanted to receive survey results	12
Figure 7: Percentage of respondents who wanted more information on the project	13
Figure 8: Support for various types of housing in Shoreline	14
Figure 9: Support for a retirement village by age	15
Figure 10: Support for small lot development by age	16
Figure 11: Approval of foreshore proposals	17
Figure 12: Support for foreshore development for active recreation or passive conservation	18
Figure 13: General areas for suggestions to Shoreline	20
Figure 14: Suggestions for other features of development	21
Figure 15: General additional issues with Shoreline	22
Figure 16: Suggestions for other issues to be addressed with Shoreline	23
Figure 17: Leximancer concept map of what respondents most like about Redlands	24
Figure 18: Leximancer concept map of what residents least like about Redlands	27

Introduction

Fox and Bell and Fiteni Homes between them own 222 hectares of the 310 ha Southern Redland Bay Investigation Area, and they have prepared plans for development of the site into an urban village called Shoreline.

This survey is a follow-up to earlier qualitative polling that we conducted. It was designed to determine what elements of the development, particularly the people's foreshore park, the public found most attractive, what style of housing they preferred, and what suggestions they had to make.

It also asked residents whether they approved of the development.

Responses painted a clear picture.

- Opposition to the development was minor, with only one in 8 opposed.
- 75% of residents supported the development.
- Development of the foreshore should be a mix of conservation and active elements.
- Housing styles should favour larger blocks, but with provision for first home buyers and over 50s.
- Residents had a number of useful suggestions for enhancements to the design including:
 - Integration with public transport
 - A foreshore beach
 - Boating facilities
 - .High school
 - Dog park
 - Art space
- Respondents also had concerns about traffic and the road network in the Redlands in general

The survey was circulated via the Bayside Bulletin, email lists, the Internet and a booth at the Victoria Point Cineplex as well as extensively advertised. It was also incentivised with a weekly prize draw of a cinema double pass, and a grand draw of a family weekend on Stradbroke Island.

The response rate exceeded our expectations and there were 632 completed surveys received between the 14th of May and the 23rd of June 2013.

A handwritten signature in black ink, appearing to read 'Graham Young', with a stylized flourish at the end.

Graham Young
Executive Director
Internet Thinking

Methodology

The survey was made available to citizens of Redlands by a variety of means between May 14, 2013 and June 23, 2013, resulting in 632 completed, or substantially completed, surveys. We also received 6 completed surveys after the closing date of midnight on June 23, 2013.

All of those surveys received prior to the close have been considered in this analysis. Those submitted after the close have not been formally taken into account.

Surveys were distributed by a number of means:

1. An online version of the survey was available on our website. The website was publicised in all of our material, and in advertisements that were run in the Victoria Point Cineplex between May 20 and June 22, 2013.
2. A hardcopy version of the survey was distributed to 47,500 households as an insert in the local paper The Bayside Bulletin.
3. A display was erected at the Victoria Point Cineplex to complement the advertising with a box for submission of surveys.
4. Surveys were mailed to tenants of Fox and Bell.
5. A link to the survey was emailed to clients and associates of Fiteni Homes, and to an email list of businesses in Redlands.
6. Surveys were also made available at the Community Information Day held at the Redland Bay Community Hall on June 22, 2013.

282 full, or substantially full, responses were received online, and 350 were received manually. The survey was also incentivized with a weekly draw from respondents for a free double movie pass, with a grand draw at the end of the process of a family weekend at South Stradbroke Island.

Answers have been analysed using Excel and Leximancer, and where appropriate, hand-coding.

Executive Summary

This was a robust opt-in survey which had a large number of responses (632), an age and gender spread similar to that of the Redlands population in general, and which attracted responses from across the city.

This means the survey is a reliable indicator of support and sentiment in Redlands, and also of interest in this project. This is reinforced by the fact that 86% of respondents wanted to receive the results of the survey, and 81% were interested in further information about the project.

The broad findings of the survey are that:

1. The development proposal is well-supported with 75% in favour and 12% against
2. Support is fairly evenly spread across the city
3. Residents favour detached housing, with some preference for small lot subdivisions amongst the older and younger respondents, and support for retirement housing from the over 55s
4. 84% of residents favoured either active recreational uses along the foreshore, or a mix of active and conservation uses, and only 14% thought uses should be conservation with minimal manmade improvements
5. Residents had a number of useful suggestions including integration of public transport, a beach and water park, boat ramps or a marina, a high school, a dog park and community art space.
6. Residents also had issues which need to be addressed by the development, including traffic and road infrastructure, and these were also issues they had about Redlands in general

The proposal seems to align closely with the sorts of things that Redlands residents value about their area. Responses to our qualitative questions showed that above all they value the bay and feel that Redlands does not put it to its best use. The proposals for the 2.2 km foreshore people's park, which is part of this development, were therefore well-accepted, and residents had many ideas for how it might be extended.

Redlands residents also value the community atmosphere and scale of Redlands, as well as the space that is available. As an urban village with a town centre, good amenities, a defined edge, mostly lower density housing, and a scale which allows for plenty of pedestrian and bicycling activity, Shoreline meets expectations of a Redlands style of development.

Respondents are looking for some population growth, and improvement in facilities and infrastructure, but they don't want that growth to be just like everywhere else. That means they are generally opposed to high density living, and favour larger blocks with space for children to play.

If there is one thing that they don't like about Redlands it is the low standard of many commuter roads, and the traffic, particularly for the commute to work into Brisbane. In this respect one factor that many liked about Shoreline was its potential to create local jobs which would ameliorate some of the increasing commuter traffic that comes with further growth.

As part of the development process with Shoreline they would like to ensure that it does not exacerbate traffic issues. They would also like to see public transport integrated with it. This reflects their general concern that Redland City is not coping with these issues well in existing developed areas, as well as developing areas.

Respondents invested considerable time completing the survey. In the case of the online survey this was approximately 15 minutes.

We received a lot of suggestions for improvement of the design which can be found in detail in [Table 20](#).

Specific findings were:

- 1 Survey was a good fit to the age and gender of the population. Under-representation occurred at the older and younger ends of the spectrum when people are less likely to be interested in buying real estate.
- 2 Survey was a good spread of responses across the suburbs of Redland City. While the most likely respondent came from Redland Bay there was a good response rate from every suburb.
- 3 The Shoreline proposal has strong support across all demographics and all locations. 75% were in favour while only one in eight was opposed.
- 4 Men (81%) were slightly more likely than women (73%) to be in favour.
- 5 Within the margin of error of the survey support was even across the three state electorates that make up Redlands City Council area.
- 6 Respondents overwhelmingly wanted to see detached housing in the development with 80% seeing it as desirable. Least popular was high rise with 13% seeing it as desirable.
- 7 Older and younger people were more accepting of small lot subdivisions than the other age groups, and people over 55 were more likely than average to think a retirement village was desirable.

- 8 Residents approved of all the community infrastructure on the foreshore that we tested, and were most approving of those things that were about private outdoor recreation.
- 9 84% of residents favoured either active recreational uses along the foreshore, or a mix of active and conservation uses, and only 14% thought uses should be conservation with minimal manmade improvements
- 10 The top suggestions from residents to improving the design were to incorporate public transport, a sandy beach and water park on the foreshore, conservation space, a boat ramp and/or a marina, and a high school. They also suggested a dog park and an arts space.
- 11 When asked if they would like to add anything to their answers, respondents were most likely to express concern about roads and traffic, the environment, a need for public transport, a desire to avoid high density, and a need to create local employment.
- 12 The things that residents rate most highly about living in Redlands are the bay, the amenity of their semi-rural environment, the community, and their proximity to Brisbane and the Gold Coast.
- 13 Their greatest dislikes about living in Redlands are lack of public transport, poor roads and heavy traffic, particularly with respect to the commute to Brisbane to work.

Key Points

1. Survey response was a good fit to the population

Age and gender

We had 632 respondents, 95% of them from Redlands. They were broadly representative of Redlands with people more likely to participate when they are in the peak home buying age group – 35 to 74 – and less likely when they were older or younger than that. Another factor affecting the under 25 cohort is that young people are typically difficult to interest in surveys, and this age quota is always the hardest to fill.

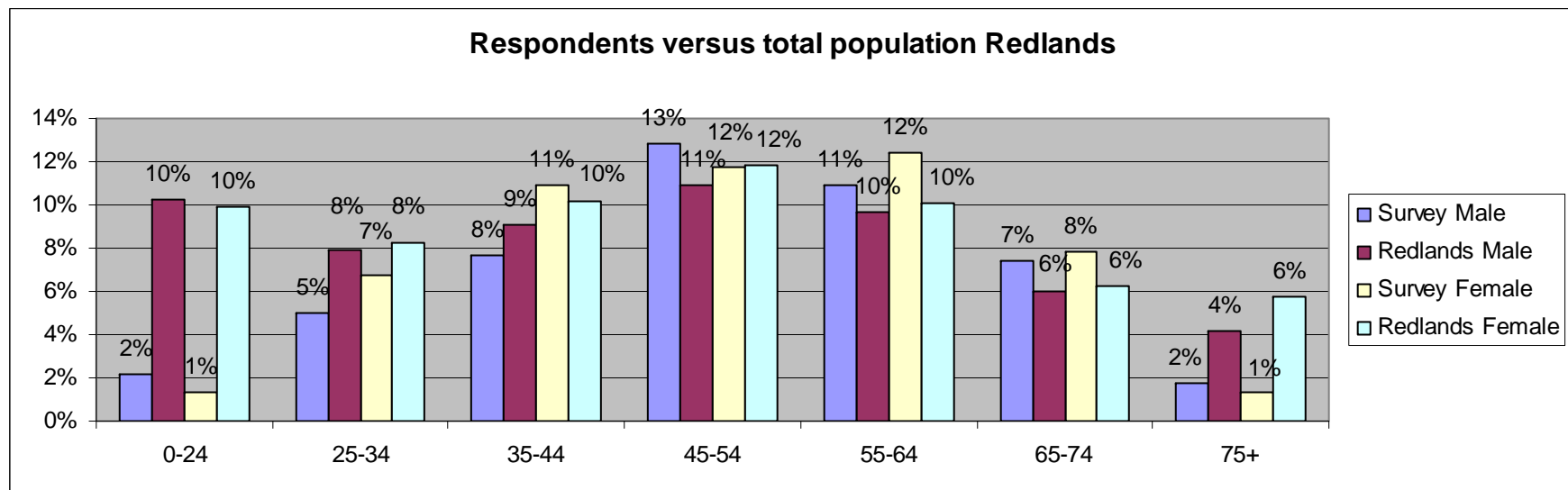


Figure 1: Respondents by gender and age against Redlands population by gender and age

Place of residence

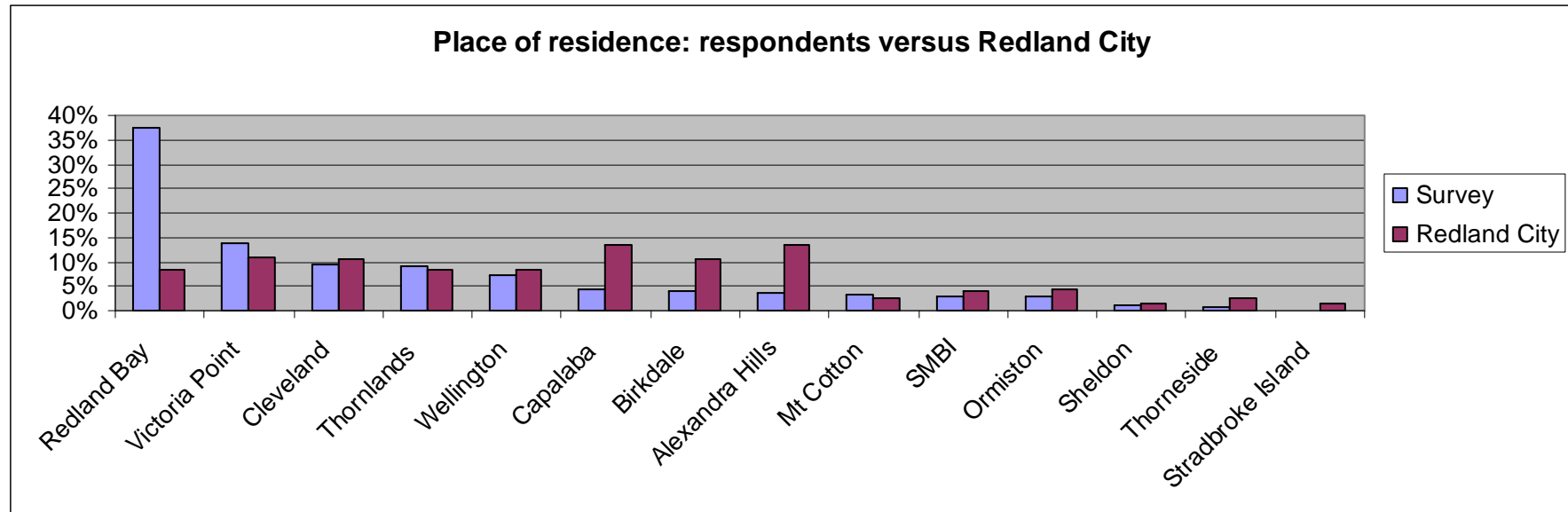


Figure 2: Place of residence: respondents versus Redland city

Residents who lived nearest to the development were the most likely to participate, and overall there was a good spread across the whole of Redland City.

2. The proposal has strong support

There was strong overall community support for the project with six times as many people supporting it than opposing it.

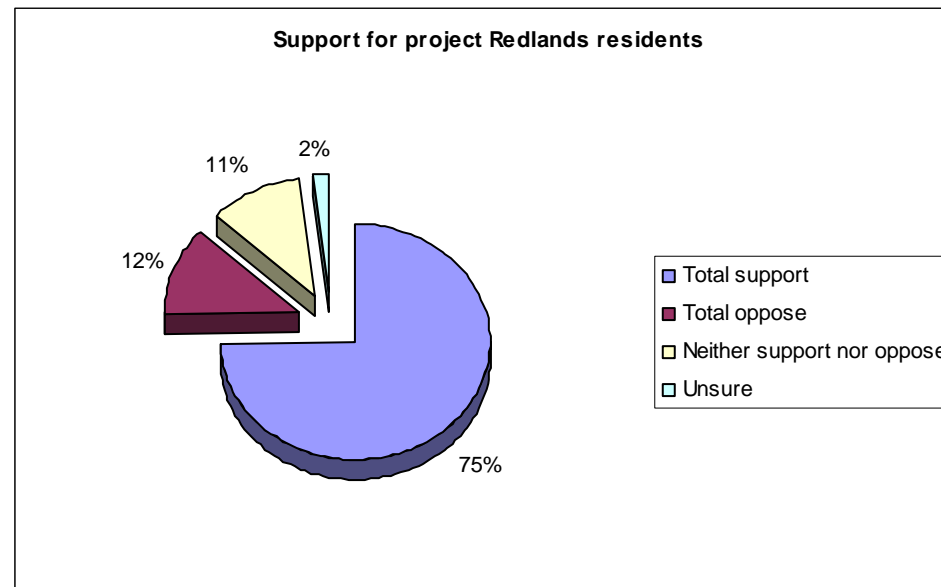


Figure 3: Support for the project amongst Redlands respondents

Men were more likely than women to support the proposal, but both genders were heavily in favour.

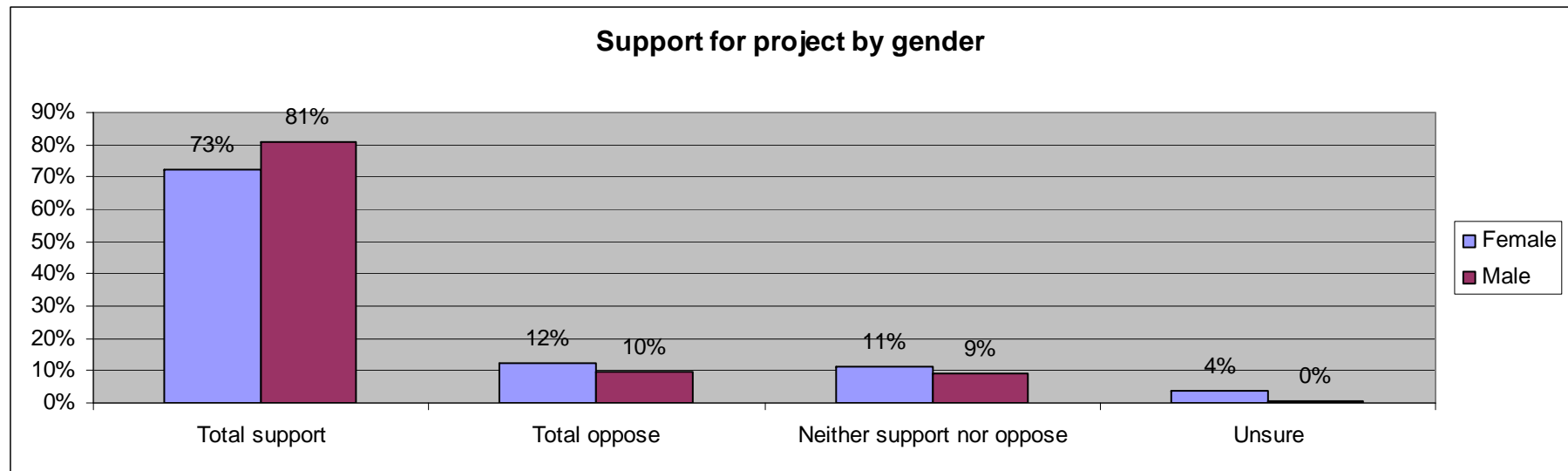


Figure 4: Support for the project by gender

3. Support is broad-based across all areas of Redlands

Support was also fairly even across Redland City. Highest support is in the immediate area in the Redlands electorate followed by Cleveland and then Capalaba. There was slightly higher opposition in Capalaba than Cleveland or Redlands, but all these results are statistically indistinguishable given the margin of error in the survey.

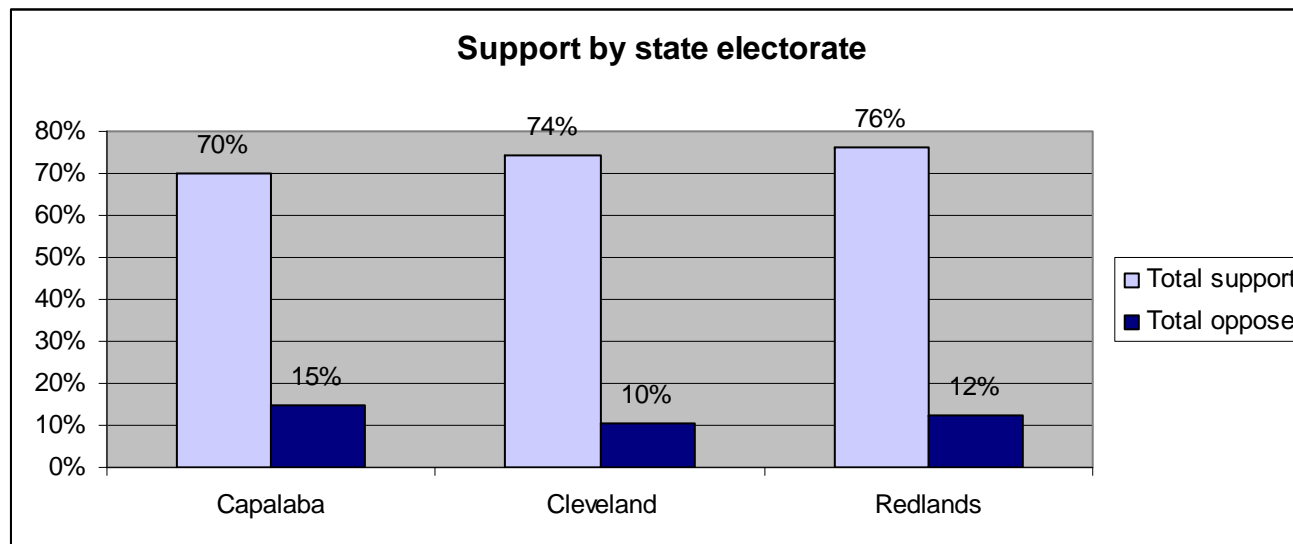


Figure 5: Support for the project by state electorate

4. Residents were motivated to be involved and keen to keep informed

86% wanted to be kept informed of the outcome of the survey.

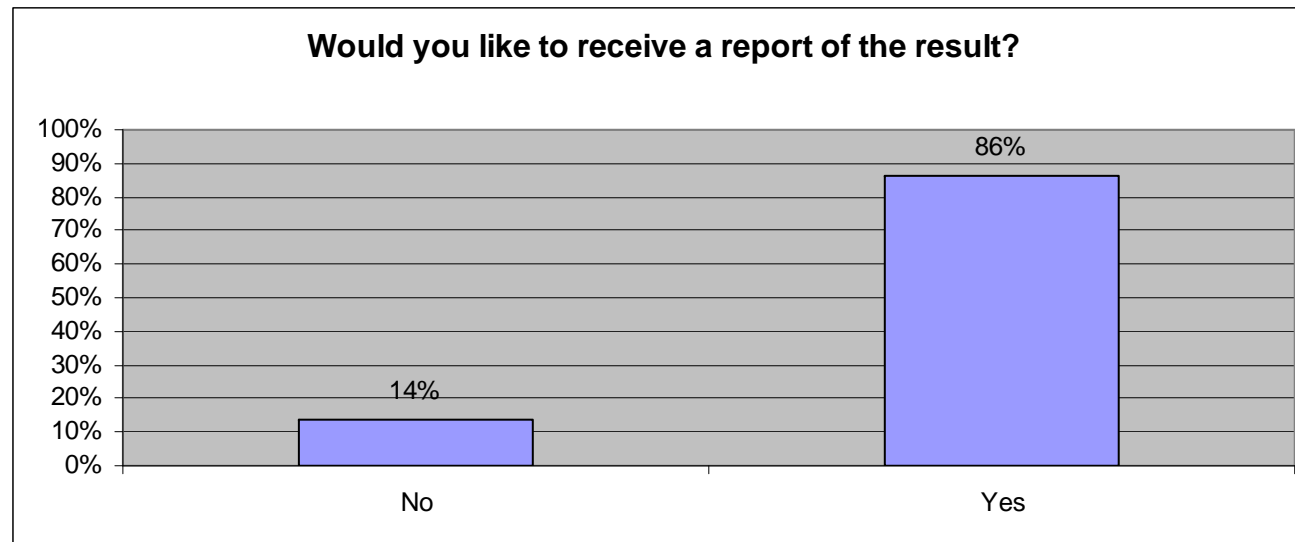


Figure 6: Percentage of residents who wanted to receive survey results

And 81% were interested in receiving further information about the project.

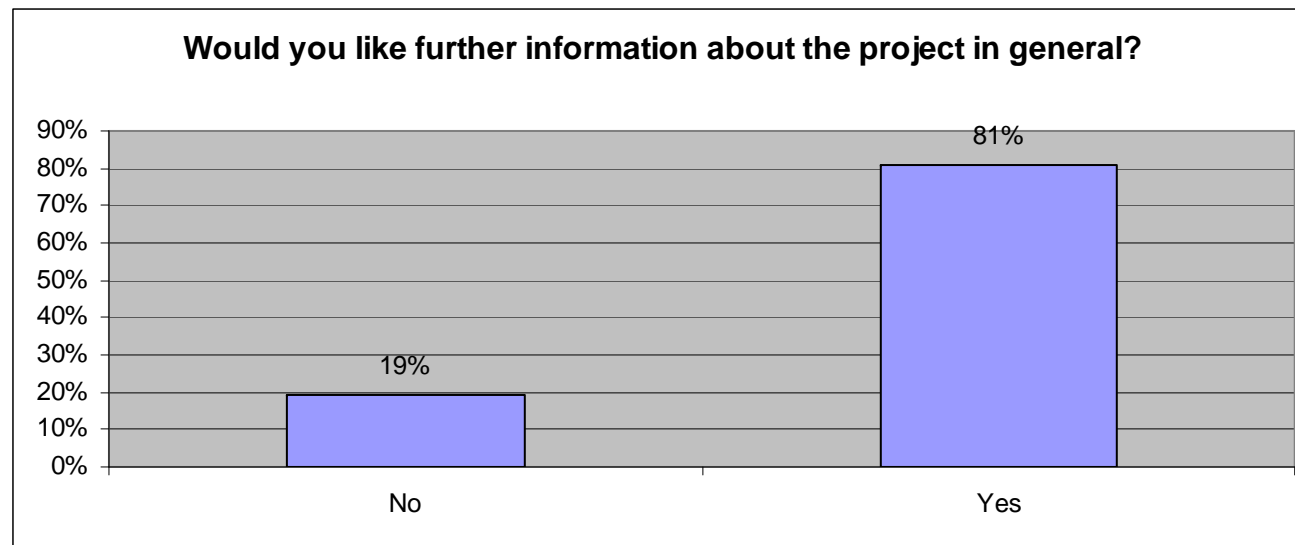


Figure 7: Percentage of respondents who wanted more information on the project

5. Respondents want to see mostly detached housing.

Traditional detached housing is the overwhelmingly preferred option, with high rise the least preferred.

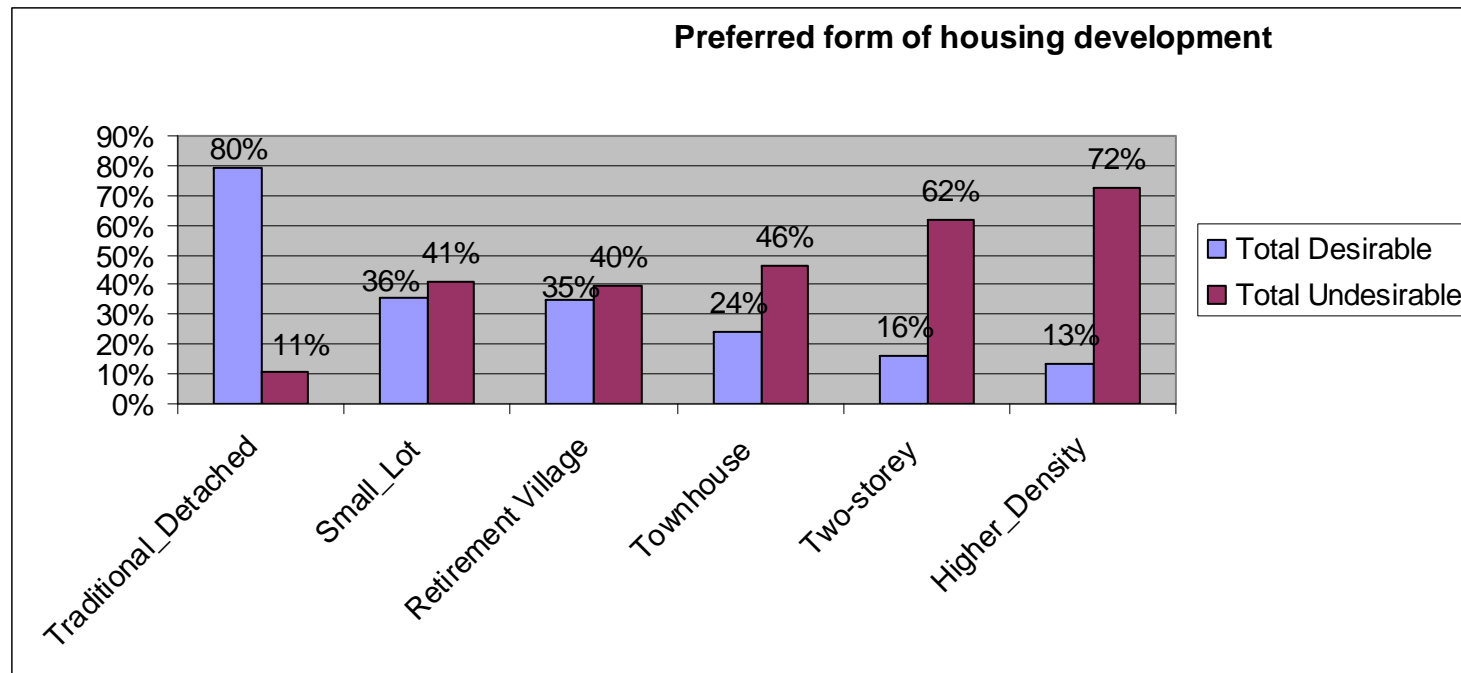


Figure 8: Support for various types of housing in Shoreline

Looking behind the averages reveals that there is significant support for retirement village accommodation in the development from older respondents, and some on-balance support for small lot subdivisions from younger and older respondents.

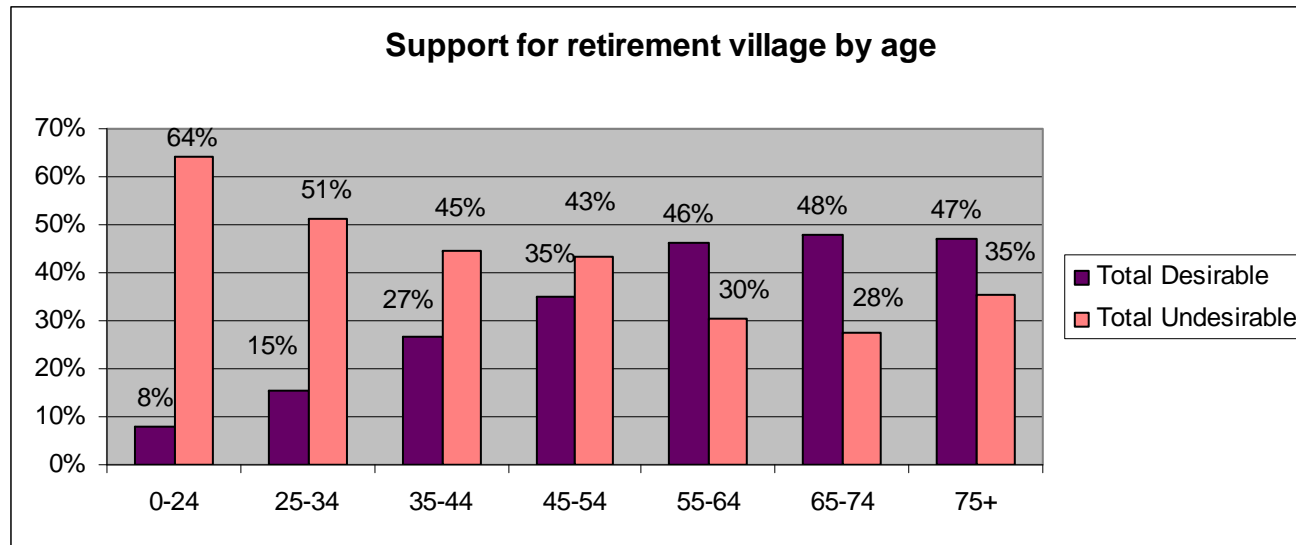


Figure 9: Support for a retirement village by age

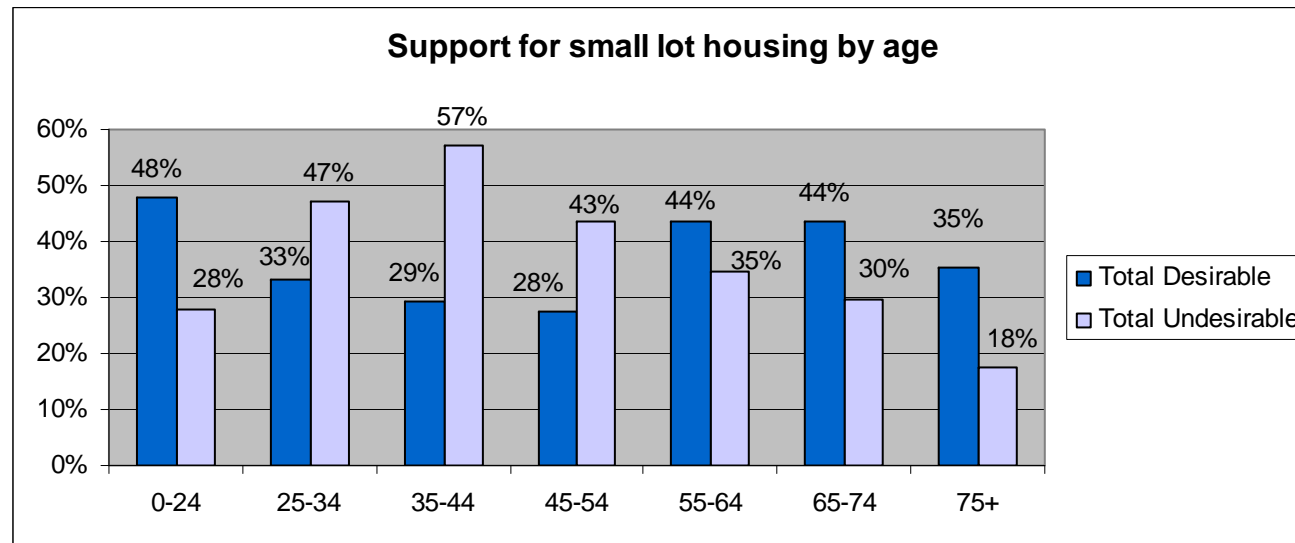


Figure 10: Support for small lot development by age

6. Outdoor private recreation was the most prized aspect of the foreshore proposals

Generally residents were most attracted to those things that had to do with the bay, private outdoor activity and the environment. The only exception to that was a medical centre.

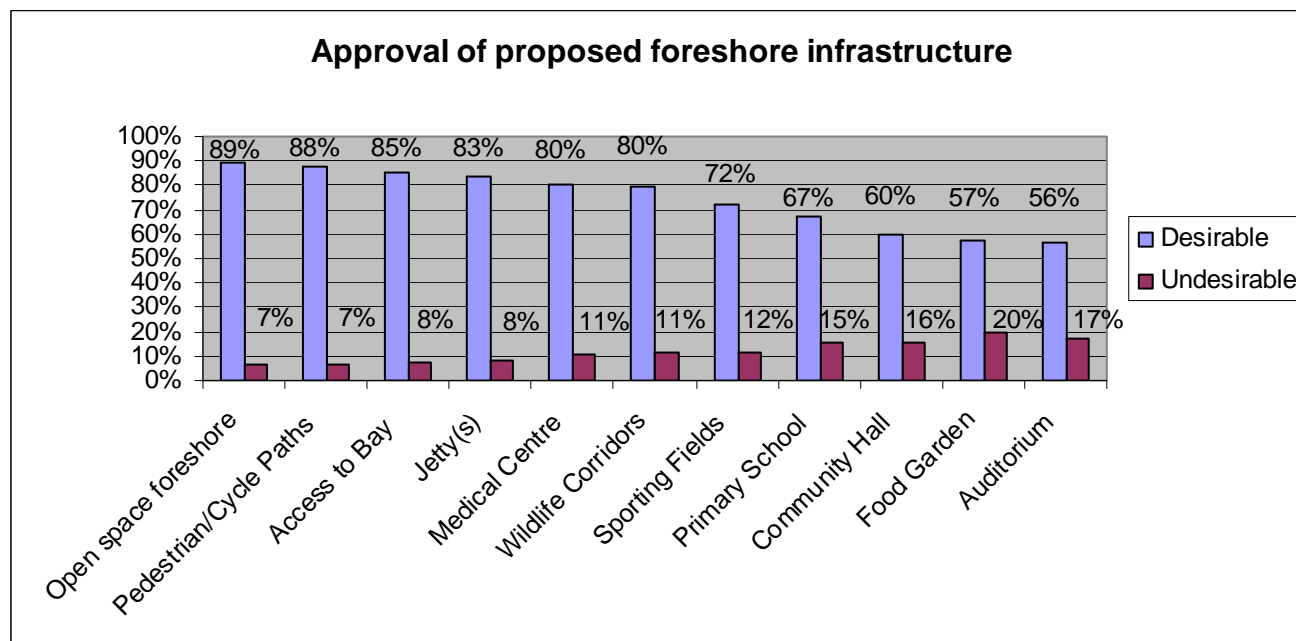


Figure 11: Approval of foreshore proposals

Respondents want to see integration with public transport, with some advocating a train line or light rail. Brisbane's Southbank and the Wynnum and Redcliffe foreshores were also mentioned approvingly in terms of a beach for swimming, access to the bay, facilities for children and playgrounds. Residents were also keen to see conservation incorporated in the design, including potentially some educational facilities. There was also demand for better boating access and potentially a marina. Full analysis of this, as well as the responses is available in tables [18](#), [19](#) and [20](#).

7. Residents favoured a mix of active recreation and conservation on foreshore

84% of respondents want an active recreation precinct with e.g. sporting fields, boating facilities, jetties, restaurants, outdoor amphitheatre, walking/cycling track rather than a conservation/passive recreation precinct with minimal manmade improvements. This is made up of 31% who want just active uses, and 53% who want a mixture of active and passive

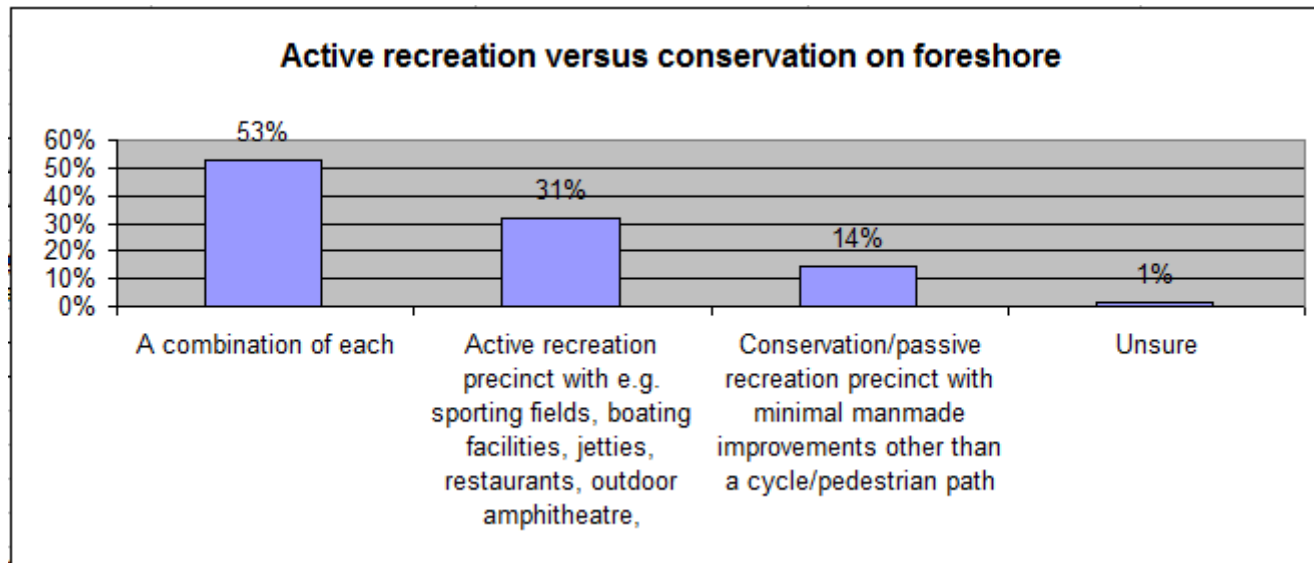


Figure 12: Support for foreshore development for active recreation or passive conservation

Of the 53% who want a mixture, 46% (24% of the total sample) would like an even mix, 30% (16%) would like the mix to lean toward active and 23% (12%) towards conservation.

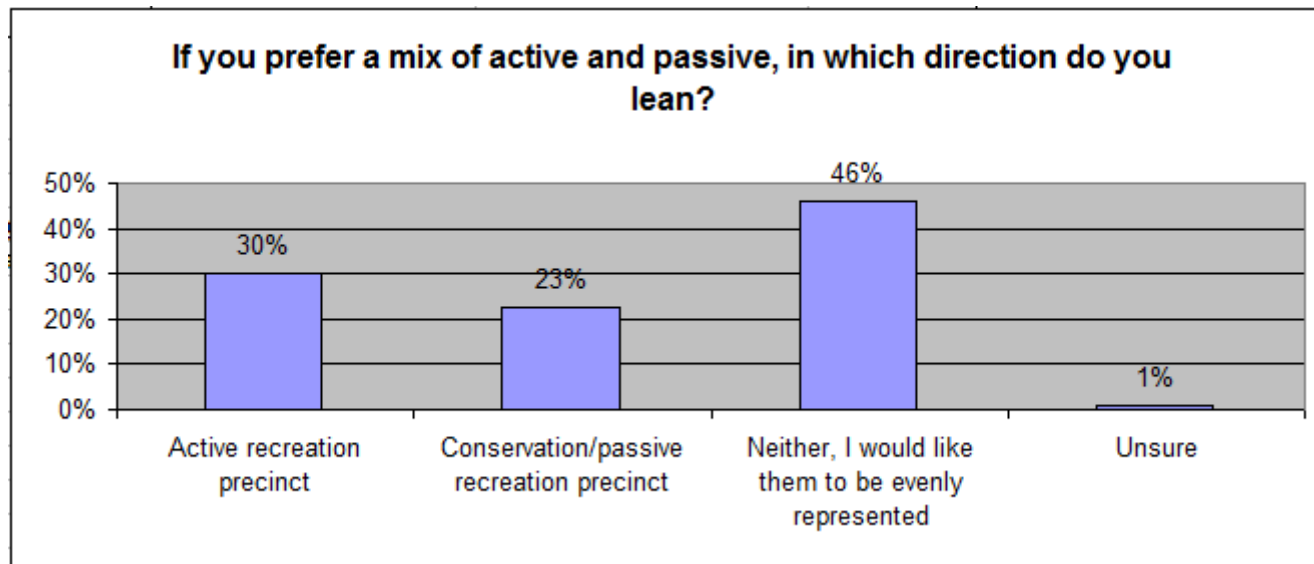


Figure 13: How those who want a mix of foreshore uses lean

8. Residents had a number of improvements they'd like to see

We asked respondents to tell us in their own words what else they would like to see on the site. Most responses concerned the recreation aspects of the development. 11% were about traffic and 10% about the environment.

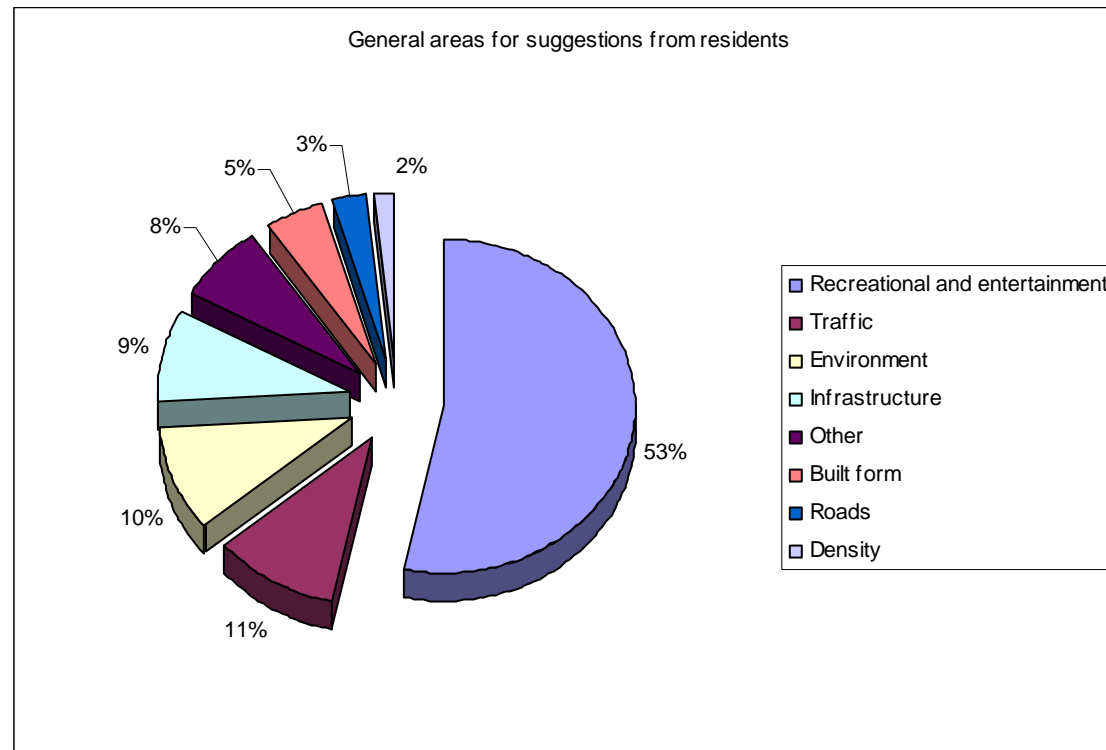


Figure 14: General areas for suggestions to Shoreline

We also broke this down into specific suggestions.

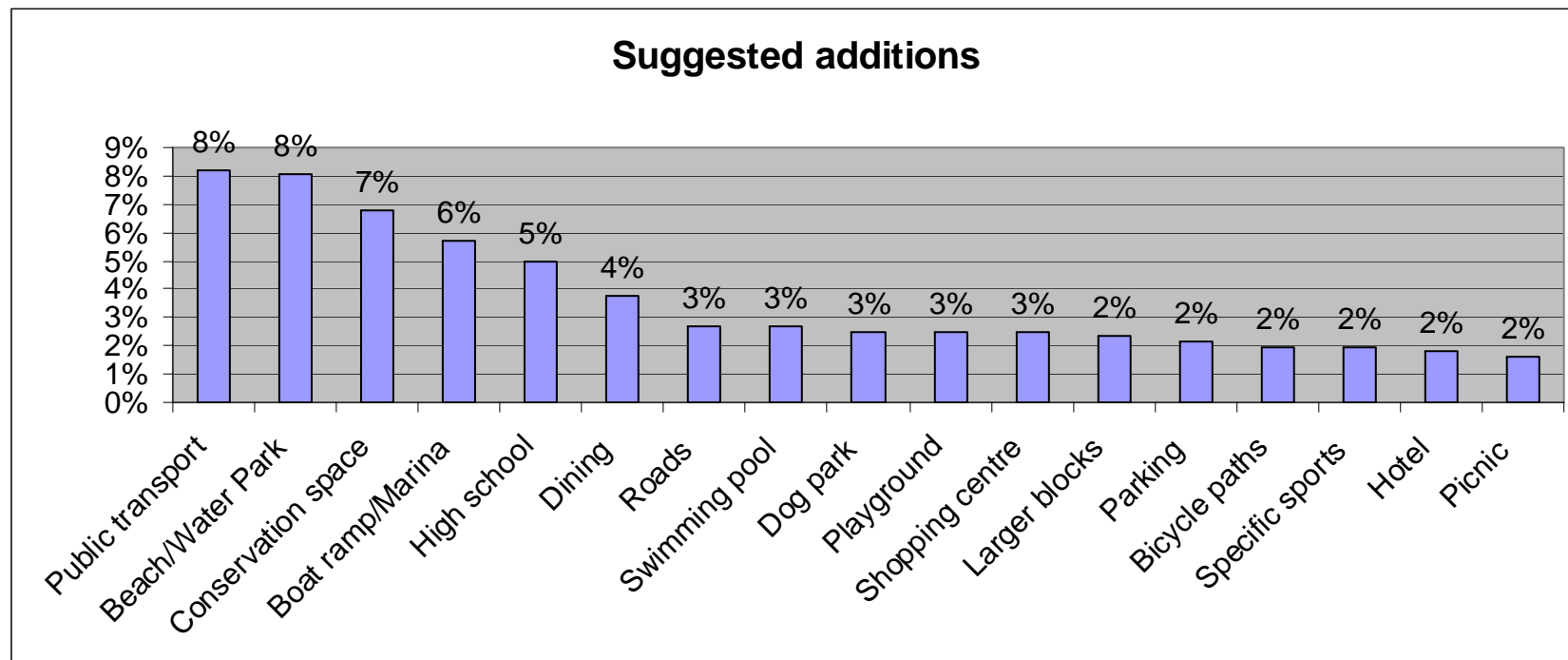


Figure 15: Suggestions for other features of development

If an issue is mentioned by more than 5 percent of a qualitative online survey group it is likely that in a quantitative survey the response rate would be much higher, making it a major issue. Response rates of 2% indicate minor, but still significant interest.

Highest interest was around the need for public transport. This was closely followed by respondents who wanted to see the development incorporate a beach and some sort of water park on the foreshore, and those who would like to see more boating facilities. There was also a significant group who were keen to see some sort of conservation space, whether for education, or caring for sick animals.

Residents also said they need a new high school in this area, and that they would like to see improvements in the road system and traffic.

9. Residents also have some issues

We gave respondents a final chance to tell us in their own words anything they thought we should take into account.

The largest single area of significance here was with infrastructure, followed by traffic.

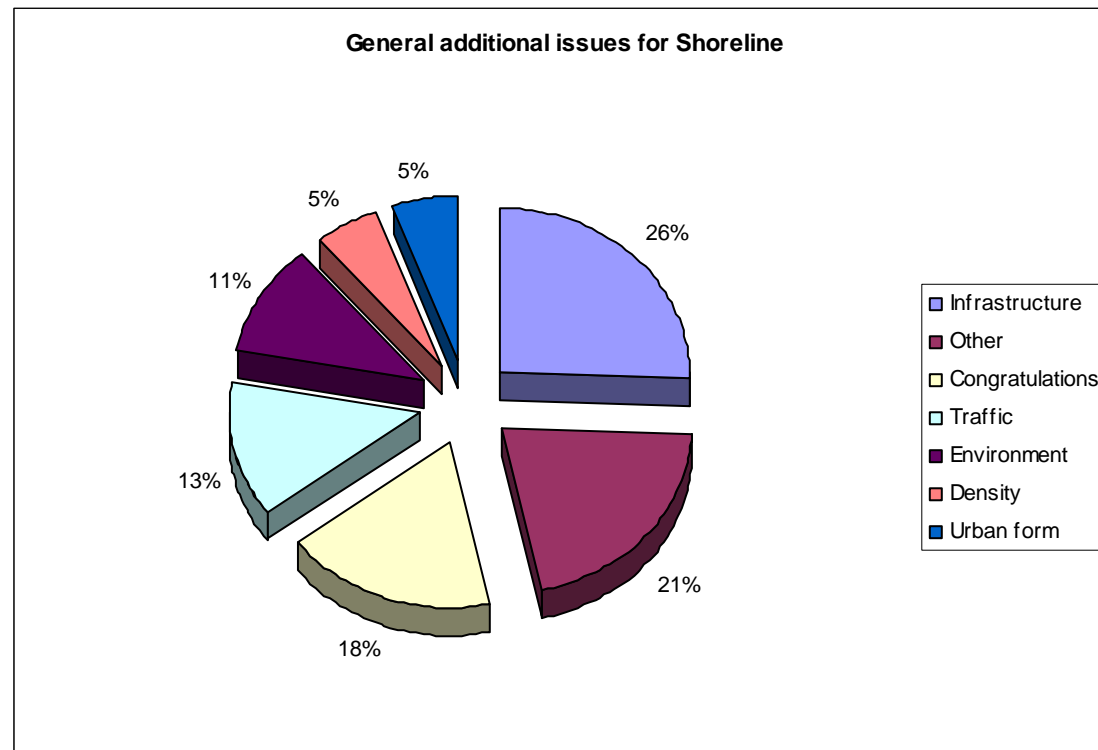


Figure 16: General additional issues with Shoreline

We also analysed these responses in terms of specific issues.

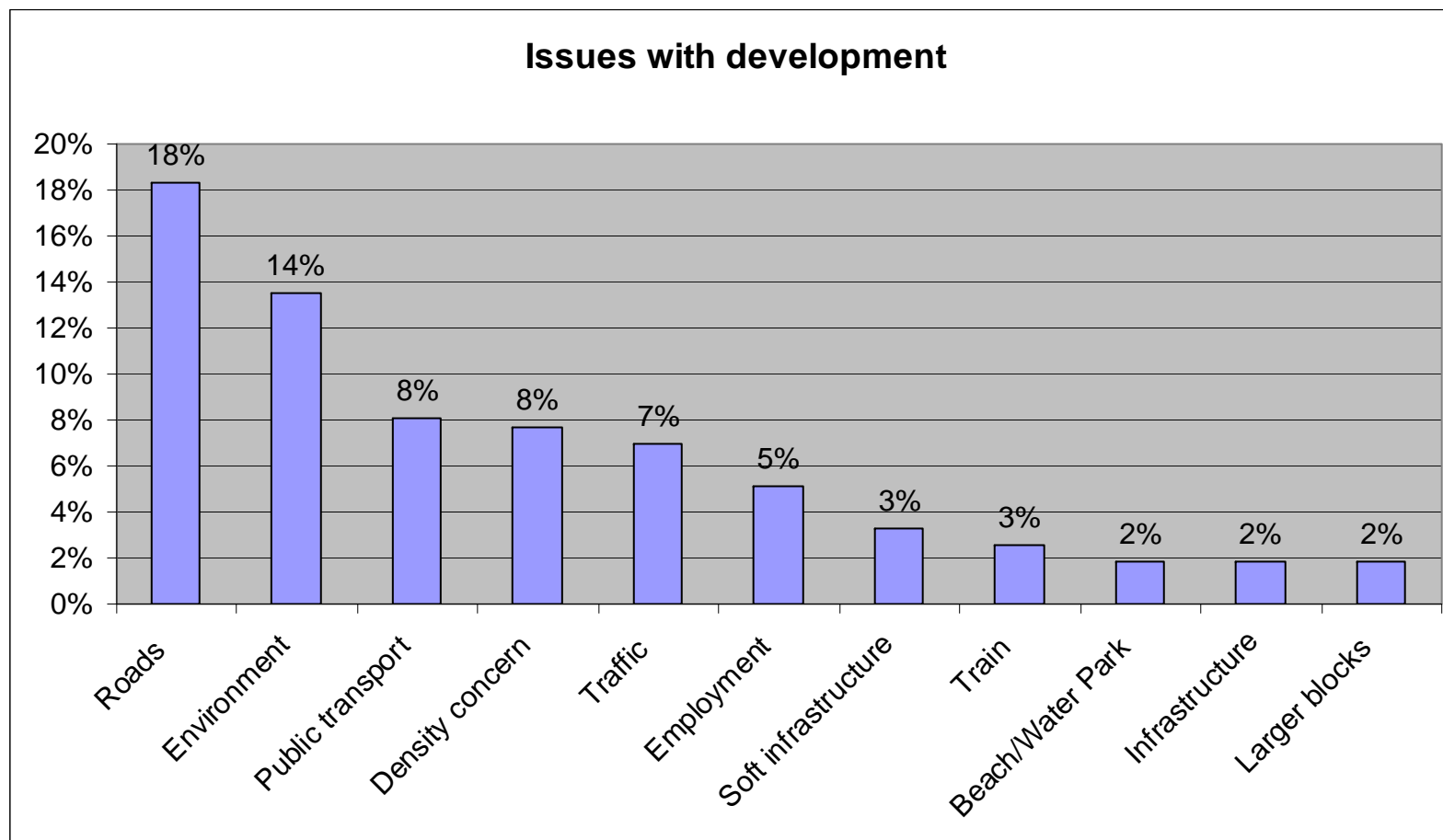


Figure 17: Suggestions for other issues to be addressed with Shoreline

This showed a high interest in roads and traffic, the environment and public transport. Respondents also wanted a low density development (“density concern” and “larger blocks”), and local employment. Residents at the southern end of Redlands also feel that they need more soft and hard infrastructure.

Leximancer identifies the word “Bay” as the most connected in the responses, and this shows that what residents value most about Redlands is Moreton Bay – being near the water and being able to access it. They also value the environment, community, village lifestyle, space, and proximity to Brisbane and the Gold Coast. It is close to urban excitement, but it is semi-rural.

Reading the map, women, particularly those between 25 and 44 are most likely to talk about Redlands in terms of “parks”, “beauty”, “breezes” and the “water”. They are also likely to cite “shops” and “friendly” “people” as things they like about Redlands. By contrast, men aged 55-64 are more likely than most to talk about “proximity” to “Brisbane” and the “relaxed” “atmosphere” and “lifestyle”. This group also is more likely than most to value the “rural” and “village” aspects of the area. That doesn’t mean that other groups might not have the same sentiments, just that it is most likely to be associated with people with these attributes.

Quotes which sum up these feelings are:

“The healthy natural environment and friendly village atmosphere with green spaces protecting wildlife and Moreton Bay providing diverse marine creatures.”

“I love being near the ocean, with bay breezes and ability to drive 10m to the waters edge. Also love the rural countryside feel of the area, open fields, bushland reserves, winery, peace & quiet”

“Things I like about the Redlands are the proximity to foreshore parks, walking trails, low/ medium density living areas, limited industrial areas, village atmosphere.”

“Due to its location near the bay, the temperature is usually a couple of degrees cooler in summer and warmer in winter than most other inland areas. It may even be the climate that gives the people that live in the Redlands a friendlier and a more easy going outlook in life.”

“Redlands is & has been a fast developing area up until the previous local council and is a very friendly local community with more people wishing to live in the Redlands”

“I like living by the sea, our sea view of the islands and the casual village atmosphere of Redland Bay. Within one hour of Redlands you can be at quiet islands, surf beaches, rainforest and the city,”

"The housing, the shops, the indigenous trees and plants, the wildlife (koalas and birds), fresh air, educational & schools, and doctors and nurses, child care. Garage and car ports & good roads and community gardens."

11. Redlands residents would like to see some things improved in their city in general

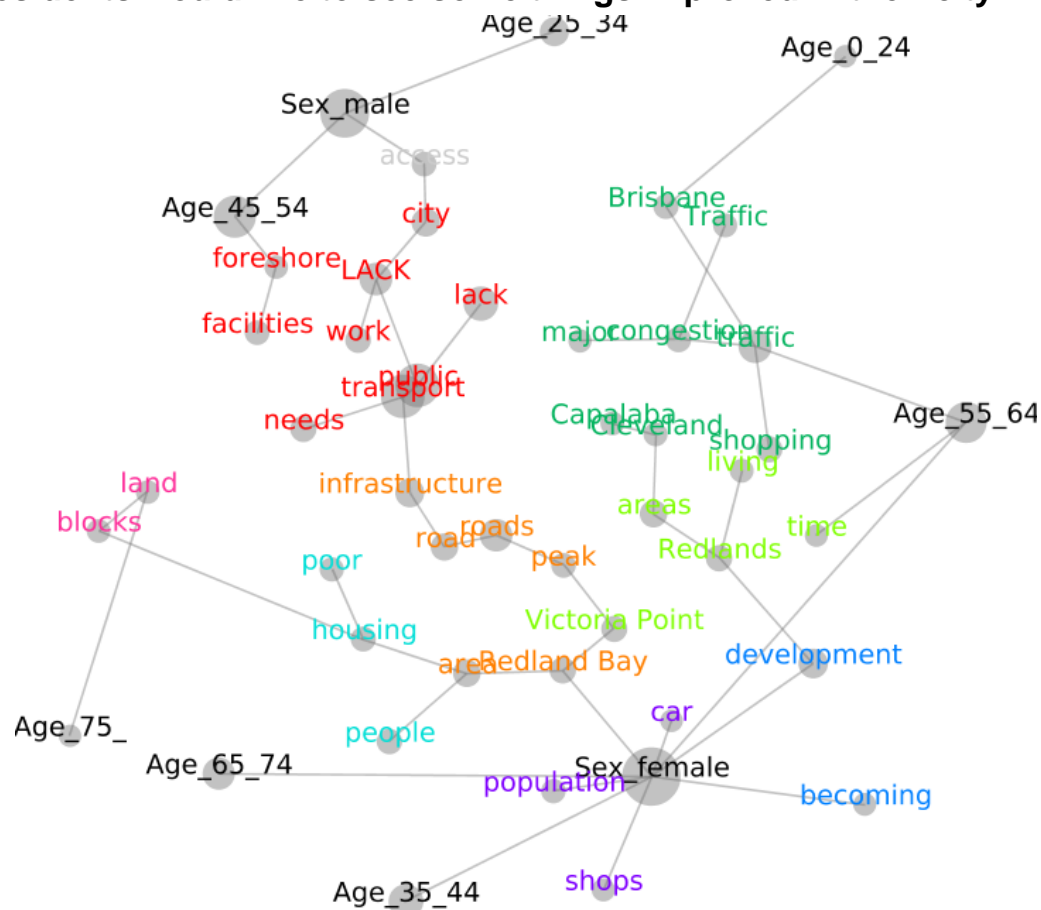


Figure 19: Leximancer concept map of what residents least like about Redlands

We asked respondents what they liked least about Redlands. Lack of public transport, and roads and traffic issues are the largest issues. The roads are seen as inadequate for commuting, and facilities are often only available at busy shopping centres. There is also concern that there is not enough infrastructure and that housing development is often inappropriate for what residents see as the style of the area. They also feel that there is lack of access to the foreshore.

Quotes which sum up these feelings are:

“Travelling to the city each day for work, public transport and road infrastructure has not kept up with the growing population needs.”

“Lack of public transport, lack of transport, work opportunities and quality public foreshore parks. Redlands area needs a lot more infrastructure.”

“This current push for developers high-rise and subdividing larger blocks of land to build dog boxes on them. Over crowding and poor roads and transport needs.”

“Expansion of the urban footprint, loss of red soil land to housing and commerce, councilors in the pocket of developers, new urban areas planned with little infrastructure and total reliance on roads for transport.”

“Lack of essential infrastructure such as adequate roads, public transport and linking of residential with commercial areas.”

“The traffic, lack of parking at Victoria Point shopping centre, the over crowded public schools. The ugly housing development at Mount Cotton.”

“Difficulties getting to the city - congested roads and unreliable/poorly scheduled public transport. Cleveland centre getting very run down - need to go out of zone for more than basic shopping.”

Tables

Table 1: Age and gender sample

Age	Gender		Total
	Male	Female	
0-19	1%	1%	2%
20-24	1%	0%	2%
25-29	2%	3%	5%
30-34	3%	3%	7%
35-39	3%	5%	8%
40-44	5%	5%	10%
45-49	5%	5%	11%
50-54	7%	7%	14%
55-59	7%	7%	14%
60-64	4%	6%	9%
65-69	4%	6%	10%
70-74	3%	2%	5%
75+	2%	1%	3%
Total	48%	52%	100%
n=459			

Table 2: Age and gender Redlands (Source ABS)

Age	Gender		Total
	Males	Females	
0-19	5%	5%	9%
20-24	4%	4%	7%
25-29	3%	3%	7%
30-34	3%	3%	7%
35-39	3%	3%	7%
40-44	4%	5%	9%
45-49	5%	5%	10%
50-54	5%	5%	9%
55-59	4%	4%	8%
60-64	4%	4%	8%
65-69	3%	3%	6%
70-74	2%	2%	4%
75+	3%	5%	8%
Total	48%	52%	100%

Table 3: Suburb of residence sample

Suburb	
Alexandra Hills	4%
Birkdale	4%
Capalaba	4%
Cleveland	9%
Mount Cotton	3%
Ormiston	3%
Redland Bay	37%
Sheldon	1%
SMBI	3%
Thorneside	1%
Thornlands	9%
Victoria Point	14%
Wellington Point	7%
Total	100%
n=570	

Table 4: Suburb of residence Redlands (Source ABS)

Suburb	
Alexandra Hills	13%
Birkdale	11%
Capalaba	13%
Cleveland	11%
Mount Cotton	2%
Ormiston	4%
Redland Bay	9%
Sheldon	1%
SMBI	4%
Stradbroke Island	3%
Thorneside	3%
Thornlands	8%
Victoria Point	11%
Wellington Point	8%
Total	100%
n=570	

Table 5: Occupation sample

Employment	
Full-time	55%
Home duties	5%
Part-time	15%
Retired	21%
Student	2%
Unemployed	2%
Total	100%
n=618	

Table 6: Occupation Redlands (Source ABS 2011 Census)

Employment status	
Labour force status(a):	
Employed, worked full-time(b)	39%
Employed, worked part-time	19%
Employed, away from work(c)	4%
Unemployed, looking for work	3%
<i>Total labour force</i>	65%
Not in the labour force	31%

Table 7: Do you support or oppose this site as an urban village? Total sample

Support	
Strongly support	46%
Support	28%
Neither support nor oppose	11%
Oppose	5%
Strongly oppose	8%
Unsure	2%
Total	100%
n=630	

Table 8: Do you support or oppose this site as an urban village? Gender

Support	Female	Male	Total
Strongly support	46%	56%	51%
Support	27%	25%	26%
Neither support nor oppose	11%	9%	10%
Oppose	5%	3%	4%
Strongly oppose	7%	6%	7%
Unsure	4%	0%	2%
Grand Total	100%	100%	100%
n=463			

Table 9: Do you support or oppose this site as an urban village? Suburb

Support	Alex Hills	Birkdale	Capalaba	Cleveland	Mount Cotton	Ormiston	Redland Bay	Sheldon	SMBI	Thorneside	Thornlands	Victoria Point	Wellington Point
Strongly support	45%	52%	30%	46%	39%	38%	48%	29%	41%	25%	58%	51%	55%
Support	35%	30%	26%	22%	28%	31%	29%	29%	29%	25%	17%	28%	26%
Neither support nor oppose	15%	0%	22%	17%	28%	19%	8%	0%	24%	25%	10%	6%	14%
Oppose	0%	9%	13%	7%	0%	6%	3%	0%	0%	25%	8%	5%	2%
Strongly oppose	5%	9%	9%	7%	0%	6%	8%	43%	6%	0%	8%	9%	2%
Unsure	0%	0%	0%	0%	6%	0%	4%	0%	0%	0%	0%	1%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	n=20	n=23	n=23	n=54	n=18	n=16	n=213	n=7	n=17	n=4	n=52	n=79	n=42

Table 10: Do you support or oppose this site as an urban village? State electorate

Support	Capalaba	Cleveland	Redlands
Strongly support	39%	48%	49%
Support	31%	26%	27%
Neither support nor oppose	14%	15%	9%
Oppose	9%	5%	4%
Strongly oppose	6%	6%	9%
Unsure	1%	0%	3%
Grand Total	100%	100%	100%
Total support	70%	74%	76%
Total oppose	15%	10%	12%
Net support	55%	64%	64%
	n=87	n=125	n=386

Table 11: Which one of the following would you prefer the foreshore precinct to be; and if a combination of options to which do you lean?

Use	Support
Active recreation precinct	32%
Conservation precinct	15%
Leaning to recreation	16%
Leaning to conservation	12%
Even mix	25%
Total in favour active elements	73%
Total in favour conservation elements	27%
n=632	

Table 12: Thinking about your current living arrangement, from the list below please select the style of housing in which you live.

Current Dwelling	
Detached housing on a larger suburban block or acreage	44%
Detached housing on a traditional suburban block (450 to 700 sqm)	43%
Detached housing on smaller lots (300 to 449 sqm)	5%
Other (please nominate)	3%
Two storey walk-up unit block	1%
Townhouse	2%
Retirement village	1%
Unit block greater than 3 storeys in height	0%
Grand Total	100%
n=630	

Table 13: Thinking about your living requirements, on a scale of 1-5 where 5 is "very desirable" and 1 is "very undesirable" how would you rate each of the following housing types for your current needs?

Living Requirements	Traditional Detached	Small Lot	Townhouse	Two-storey	Higher Density	Retirement Village
1	8%	33%	33%	48%	61%	42%
2	4%	33%	33%	48%	61%	42%
3	10%	33%	33%	48%	61%	42%
4	13%	33%	33%	48%	61%	42%
5	65%	33%	33%	48%	61%	42%
Total	100%	100%	100%	100%	100%	100%
Total Desirable	78%	31%	18%	10%	12%	24%
Total Undesirable	12%	49%	53%	72%	76%	57%
n=621						

Table 14: With respect to Shoreline on a scale of 1-5 where 5 is "very desirable" and 1 is "very undesirable" how would you rate each of the following?

Living Requirements	Traditional Detached	Small Lot	Townhouse	Two-storey	Higher Density	Retirement Village
1	7%	29%	27%	40%	55%	27%
2	4%	12%	20%	22%	17%	13%
3	9%	23%	30%	22%	14%	25%
4	17%	22%	15%	10%	7%	17%
5	62%	14%	9%	6%	7%	17%
Total	100%	100%	100%	100%	100%	100%
Total Desirable	80%	36%	24%	16%	13%	35%
Total Undesirable	11%	41%	46%	62%	72%	40%
n=621						

Table 15: With respect to Shoreline on a scale of 1-5 where 5 is "very desirable" and 1 is "very undesirable" how would you rate each of the following? Small

Small Lot	lots by age							Grand Total
	0-24	25-34	35-44	45-54	55-64	65-74	75+	
1	8%	42%	41%	27%	26%	19%	12%	29%
2	20%	6%	16%	17%	8%	11%	6%	12%
3	24%	19%	13%	29%	22%	27%	47%	23%
4	32%	24%	17%	19%	28%	22%	18%	22%
5	16%	10%	13%	9%	16%	21%	18%	14%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%
Total Desirable	48%	33%	29%	28%	44%	44%	35%	36%
Total Undesirable	28%	47%	57%	43%	35%	30%	18%	41%
n=609								

Table 16: With respect to Shoreline on a scale of 1-5 where 5 is "very desirable" and 1 is "very undesirable" how would you rate each of the following?

Retirement village by age								
Retirement Village	0-24	25-34	35-44	45-54	55-64	65-74	75+	Grand Total
1	40%	51%	29%	24%	18%	19%	29%	27%
2	24%	0%	15%	19%	12%	9%	6%	13%
3	28%	33%	29%	21%	23%	24%	18%	25%
4	4%	6%	14%	20%	26%	18%	12%	18%
5	4%	10%	13%	15%	20%	30%	35%	18%
Grand Total	100%	100%	100%	100%	100%	100%	100%	100%
Total Desirable	8%	15%	27%	35%	46%	48%	47%	35%
Total Undesirable	64%	51%	45%	43%	30%	28%	35%	40%
n=610								

Table 17: Fox and Bell and Fiteni Homes are considering a range of community infrastructure..On a scale of 1-5 where 5 is very desirable and 1 is very undesirable how would you rate each of the following?

Approval of infrastructure	Medical Centre	Primary School	Sporting Fields	Aud-itorium	Food Garden	Hall	Open space foreshore	Access to Bay	Jetty(s)	Pedestrian and Cycle Paths	Wildlife Corridors
1	7%	9%	8%	9%	9%	7%	4%	5%	6%	4%	7%
2	4%	7%	4%	8%	11%	9%	2%	3%	3%	3%	4%
3	9%	17%	16%	26%	23%	24%	4%	7%	8%	5%	9%
4	15%	18%	22%	21%	20%	24%	11%	11%	16%	14%	15%
5	65%	49%	50%	35%	37%	35%	78%	74%	68%	74%	64%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Desirable	80%	67%	72%	56%	57%	60%	89%	85%	83%	88%	80%
Undesirable	11%	15%	12%	17%	20%	16%	7%	8%	8%	7%	11%
n=629											

Table 18: Thinking again about this proposed development, in one or two sentences, is there anything else you would like to see on the site? Responses by general category

Other suggestions general categories	Total
Recreational and entertainment	53%
Traffic	11%
Environment	10%
Infrastructure	9%
Other	8%
Built form	5%
Roads	3%
Density	2%

Table 19: Thinking again about this proposed development, in one or two sentences, is there anything else you would like to see on the site? Responses by code

Other suggestions	Total
Public transport	8.21%
Beach/Water Park	8.04%
Conservation space	6.79%
Boat ramp/Marina	5.71%
High school	5.00%
Dining	3.75%
Roads	2.68%
Swimming pool	2.68%
Dog park	2.50%
Playground	2.50%
Shopping centre	2.50%
Larger blocks	2.32%
Parking	2.14%
Bicycle paths	1.96%
Specific sports	1.96%
Hotel	1.79%
Picnic	1.61%
Density concern	1.43%
Golf course	1.43%
Parks	1.25%
Boardwalk	1.07%
Over 50s housing	1.07%
Public toilets	1.07%
Supermarket	1.07%
Train	1.07%
Affordable	0.89%

Church	0.89%
Emergency services	0.89%
Entertainment	0.89%
Jetty	0.89%
Picnic areas	0.89%
RV	0.89%
Community art space	0.71%
Conservation centre	0.71%
Farming	0.71%
Fishing facilities	0.71%
Service station	0.71%
Walkways	0.71%
Cinema	0.54%
Employment	0.54%
Market	0.54%
Medical	0.54%
Pet ban	0.54%
Rail	0.54%
Specific store	0.54%
Sustainability	0.54%
Benches/Shelters	0.36%
Child care	0.36%
Community theatre	0.36%
Disabled	0.36%
Education	0.36%
Exercise stations	0.36%
Ferry	0.36%
Ferry terminal	0.36%

Fitness Centre	0.36%
Higher density	0.36%
Indigenous memorial	0.36%
Indoor sports	0.36%
Major sports arena	0.36%
Pedestrian friendly	0.36%
Police	0.36%
Resort	0.36%
Rubbish bins	0.36%
Skate park	0.36%
Specific sport	0.36%
University	0.36%
Aquatic centre	0.18%
Boat ramps/Marina	0.18%
Caravan park	0.18%
Change name	0.18%
Communications infrastructure	0.18%
Conservation spaces	0.18%
Department stores	0.18%
Drive-in theatre	0.18%
Drop-in centre	0.18%
Educational information	0.18%
Foreshore	0.18%
Golf carts	0.18%
Infrastructure	0.18%
Lake	0.18%
Local employment	0.18%
Low population	0.18%

Maintain dams	0.18%
Mangroves	0.18%
Markets	0.18%
Mix of dwellings	0.18%
Museum	0.18%
Music hall	0.18%
Navy Cadets	0.18%
Nursing home	0.18%
Offices	0.18%
Outdoor cinema	0.18%
RV facility	0.18%
School	0.18%
Shelters	0.18%
Specific retailers	0.18%
Sports field	0.18%
Upmarket	0.18%
Water fountains	0.18%
Water sensitive	0.18%
Waterfront homes	0.18%
Working farm	0.18%
Grand Total	100.00%

Table 20: Thinking again about this proposed development, in one or two sentences, is there anything else you would like to see on the site? Total responses by code

Suggestions	Verbatims
Public transport	A boat ramp and a marina would be nice. Maybe a little sand on a beach for kids to play in. Transport is a real problem. There is no express buses and no trains.
	Access to public transport
	Access to public transport such as a light rail connection to Cleveland and consideration given to the employment of local residents.
	Accessible public transport & related infrastructure.
	Allocation of space / area for bus interchange.
	Ambulance & Firestation - needed for such a large population. Bus or Rail Access. Over road walk bridge / pedestrian crossing at retirement area. Speed Humps on all larger access roads.
	Assured areas for future public transport infrastructure. This could be as simple as bus bays along main transport corridors to streets with - enough in the same corridors.
	bus terminal, secondary school, caravan park, botanical garden.
	Conservation as much as possible. Leafy not squeezed in housing with narrow roads. Public transport.
	Dedicated community theatre building for line performances. Cycleway to connect up to Cleveland Retirement Village. Transport hub.
	Dedicated public transport hub and lanes. Integrated with an updated road network to M1 to Capalaba.
	Educational & historical information provided about the area incorporated into the pathways and recreational areas / jetties etc
	Public transport link to and from the precinct.
	Good road access and the road made safe. Reasonable frequency local and regional bus services on Redland Bay Road accessing Redlands and the Gold Coast Highway.
	Good transport and shops
	I can see nothing about public transport proposals. Buses, trains, light rail (Vic Pt to Shoreline?), road duplication. This needs to be considered now and be future proofed. Congestion will not just go south. Those working in Brisbane will travel north t
	More availability to access the islands around this area. Maybe a ferry port and to take to Cleveland say for the train
	No mention of public transport (most important). Where is the gold course and lawn bowling green

	No one has considered public transport, at present the roads / busses and trains are already very crowded so how is another 10,000 people going to impact the infrastructure. I live in Cleveland and drive to Wellington Point / Birkdale to commute to the city
	Park & Ride Facility
	Park & Ride to cater for workers bus terminal to cater for youth & retirees.
	Passenger railway system - transport and increased bus services. Parking spaces for cars - not incurring money costs.
	POSSIBLE INCLUSION OF SECONDARY EDUCATION FACILITY PUBLIC TRANSPORT FACILITY INTERCHANGE.
	Providing house sizes were different. Roof line were different it would be good idea it will need good public transport to support it as well.
	Public pool. more cheaper and frequent ferry transport services to Stradbroke Island
	Public transport
	public transport - bus interchange
	Public Transport - more busses / trains
	Zaraffas / Target
	Public transport (no doubt planned for) rental accommodation and other housing such as duplex units. Whilst standards need to be adhered to, the possibility of land availability without requiring a building covenant, which again pushes up housing costs for
	Public transport for school aged kids, uni students, mothers without cars and retired people. Needs to be interwoven into the site and be time efficient and actually exist.
	Public transport from Cleveland to Loganholme.
	Public transport infrastructure is a must, eg. light rail to Loganholme or Cleveland. Please note: roads must be wide.
	Now is the opportunity to do something right for the future generation.
	Public transport proposals
	Traffic flow models
	Designated areas for mobile towers to provide mobile coverage
	NBN/ADSL availability

	Further information on proposed retail/commercial Information on koala corridors
	Public transport.
	Quality infrastructure, access for public transport, Bicycles
	Reliable public transport, ie. ample bus routes stops or reliable express services. A local tourism / bar ie similar to redland bay hotel.
	Shopping Centre. More places for public transport i.e.. Bus stations. More BBQ areas with cover. ore park equipment i.e. swings / playground.
	Some form of transport other than road as I can see major traffic hassles especially around school hours. More than one or two options for religious services.
	Some sort of entertainment place similar to the "Elysium" but maybe a bit bigger. More foreshore cafes as well. Decent roads to cater for the increase in traffic. Monorail to link to central Redland Bay.
	SUREVY DAMAGED My only suggestion was to look at doing monorail to Cleveland to ease traffic. You seemed to have covered all basis except traffic. Moorail would have less impact on roads. Give some thought, thank you
	Swimming pool, public transport and provision for flowing traffic. Protection from fire, flood, encrouching, sea level. Beautification providing a relaxed, spacious and quiet environment.
	Train & bus transport facilities
	Transport with change (Bus?), rail line - Cleveland to Burleigh along the coast via Redland Bay - Cleveland to Helensvale on alternate sanctuary cove. 50m swimming pool.
	Transport-Bus station etc
	What public transport will be provided and will residences be designed to have living spaces in the homes enjoying the best of the breezes, ie with north easterly aspects?
Beach/Water Park	a beach, somewhere safe to swim.foreshore eating/drinking venues with large focus on the water and views.
	A big water park and lagoon area like they have at Wynnum as that attracts the people and is relaxing and makes the area a good atmosphere and with lots of covered picnic areas. That whole setup at Wynnum is great, also with the jetty straight out from th

	A boardwalk incorporating cafe's, shops and restaurants. Some large, well designed playgrounds and picnic areas. Possibly a waterpark for children as at Robelle Parklands in Springfield.
	A boat ramp and a marina would be nice. Maybe a little sand on a beach for kids to play in. Transport is a real problem. There is no express buses and no trains.
	A childrens pool/beach with recreational areas and water parks to keep our local families in the area instead of heading down the coast.
	A large playground including a small water park like what is out Ipswich way.
	A public aquatic centre/complex, large supermarket. Artificial beaches, boardwalk.
	A public water park with water fountains and water features for kids to play in and under. Kids = 0 to 100+ years old
	A Raby Bay equivalent hub for a public space, scenic views (not marina) and restaurants. Not pubs - family & disability friendly. Public swim / play area like Wynnum. Churches and childcare. Careful planning as not to lose mature trees.
	A shopping precinct with boutique shopping (but not expensive). Most Definitely a School. Would be fabulous to have a Southbank type of swimming facilities as well.
	A wave machine.
	A well maintained and reticulated swimming pool (natural salt water) and picnic area, similar to that at Wynnum.
	Another high school in the Redlands and an outdoor lagoon - similar to the one at Redcliff
	BBQ Areas / picnic tables / seating / shade areas for all children of varying ages to play and socialise. Skatboard ramps; interesting children friendly and chil orientated pathways for roller skates or scooters (not part of the main pathways); little bik
	Beach and safe swimming access.
	Family swimming facilities similar to Redcliffe and Wynnum. Also recreational facilities to enable elderly day trippers from retirement homes to sit and enjoy views, lunch etc. (again e.g. Wynnum)
	Fenced area for swimming in the bay.
	Fenced off swimming pools in the bay and fish cleaning facilities.
	I suppose a marina is out of the question. Not that I have a boat that would use it. Just dredging the mud along the foreshore & creating sandy beach areas would be good. The swimming enclosure at Redland Bay is a disgrace. The Logan River just ke
	Is it possible to have a sandy beach with enclosed swimming area? (Raby Bay swimming area cater for family and community group activities) or Pool area on the water. Rowing or Kayak club?

	Just heaps of areas for kids to play. The water park is great idea it is about time the Redlands had something like this.
	Kids play areas, fishing areas sandy beach
	lots of picnic tables and chairs and trees for shade, amazing playground (like at Calamvale or redcliffe), water play area
	Man made beaches like they have done in Townsville, it's brilliant, the sand they carted in was from a local river. Could we use local sand here also, Straddie maybe? Slogan, 'Can't surf Straddie this weekend, surf Shoreline, same sand'
	Manmade beach would be lovely
	Mariner, Free swim area for kids
	Outdoor wading pool (like wynnum). Childrens adventure play area.
	Picnic areas, small childrens activities. Paddling pool for children & model boats, like Wynnum has got.
	Public 50m swimming pool and recreational pool facility similar to the Redcliff Foreshore Public library
	Restaurant / Cafe with water views & boat ramps & maybe pool area like Southbank & bbq areas rather than auditorium.
	Restuarants with water views Golf Course Water park like the Cairns foreshore
	Retail and commercial, boat club, restaurants and bars. children's playground and swimming beach on foreshore.
	Rock pools, BBQ areas, surf lifesaving clubs, water park, lagoon, events for community E.g. night markets, festivals & concert xmas carols, fireworks display in community area that will hold large numbers of people and families up to 100,000 people.
	Safe swimming area.
	Sandy beach for kayakers to launch from, boat and caravan storage facility. Dog off leash park. Boat and Caravn storage. Give retirees more options for the types of living arrangements that would suit them best.
	SOMETHING SIMILAR TO REDCLIFFE.
	Something to do with water sports / activities.
	Swimming facility, maybe something more like south bank or the lagoon at redcliff
	Swimming pool & bbq area with boats for hire (on the foreshore), canoe, kayak facility.
	Swimming pool like southbank for grandkids
	The foreshore to be open - walking, bike, picnics - see Redcliffe.

	Water park, lagoon, rock pools, adventure playground, ferry from Redland Bay to Cleveland, Wellington Point connecting Redland by water & encouraging community to get together.
	Water play area for young children and their families. Dog area.
	water sport business, bringing activities to the redlands
	Would be nice to try and achieve a Southbank (Brisbane) feel & atmosphere. There should be uninterrupted views available along the foreshore so people can sit back and enjoy the bay. Southbank style swimming pools and BBQ areas would also work well.
Conservation space	Leave the site as is.
	A retrun to farmland or natural bushland. A large reserve for our dwindling wildlife population.
	Actually to leave as is, however, if anything develop rural blocks. Of course developers wish to make a maximum profit and provide substandard developments with substandard foreshore precincts like other developments up the coastline. I do hope an EIA and
	As many koala and wildlife trees preserved as possible. Koala friendly fences. More underpasses
	I do not wish to see any development of this area at all. You will be destroying yet more of the ever decreasing koala and native habitat that is so unique to the Redlands.
	I don't want anything built on this site as it should be a conservation site.
	I think there should be areas set aside for wildlife, and not just along the foreshore. There is a large area of bush behind the site, and wildlife need to be able to connect with it.
	I would prefer the development site to acquisitioned by council and used as a site to meet future offset requirements with tremendous connectivity able to be achieved between coastal environments and Carbrook Wetlands. The proposed development is inappro
	If Cleveland ferry terminal and surrounding area is being upgraded then I would prefer this area to be more conservative
	If the foreshore must be developed then it should be for the benefit of the environment, wildlife and people not the almighty dollar. We should be adjusting our way of life to suit the environment.
	If we have the best interest of the Redlands we would propose a conservation or recreation precinct. Allowing many people to enjoy the beauty of the waterways. Keeping our wildlife and bush preserved for the future generations.
	It would be good to see a greater amount of nature conservation zones. The Redlands is known for its care of the environment and it is important to ecosystems that they are disturbed as little as possible.
	Leave the foreshore alone plus let Redland have some remaining open land.
	Leave the majority of the land to the wildlife that live there already

	Lots of trees and protection for wildlife
	Majority of foreshore left undisturbed including cycle path back from foreshore where natural some limited development including jetty, public access, some (limited open space) & low key commercial development focussed on jetty and park area
	Make sure foreshore is accessible to everyone with great area for kids of all ages not just the older kids
	Minimal commercial large - communication need to live without artificial environments
	More space for wildlife - re-vegetation of former farm land.
	More trees and wildlife habitat. walking tracks and bushland.
	Much wider wildlife corridors & more native vegetation left.
	No construction within 100 metres of foreshore
	No development, from Fox and Bell, Fiteni or anyone else.
	No house lots on the bay side of the esplanade.
	No houses in the foreshore so everyone can enjoy the seafront. As well as desirable also practical because of future encroaching sea.
	No housing or Businesses
	Planting lots of wildlife/bird loving trees would be an added advantage. With a wildlife park for kids (eg treehouses / forts, etc with a wildlife educational theme).
	Playground equipment should be for all ages! I love a good go at the swings but it seems this is only possible in Europe. At certain times of the year in Europe when you go for a walk, one can pick cherry's, plums, peaches, apples, raspberries, blackberries
	The complete disbandment of this monstrosity!
	The developers should do all possible to protect the remaining green corridors for our unique wild life.
	The space is too delicate to consider such a huge development. Should be made into a conservation area.
	This development should be stopped & the entire area preserved for wildlife
	Trees that encourage birdlife and koalas.
	Use of space for wildlife and any green suggestions.
	Wildlife conservation No dog rule clean up committees for waste left by new community Conservation

	Wildlife corridor Open spaces
	Would like it to be left as is or into a passive reserve.
	Would like to see no jetty or ferry facilities , as this would require dredging to make a ferry terminal . Have you seen this area when the tide goes out ???? There is NO water there for a long way , but this is an important part of the mangrove foreshore
Boat ramp/Marina	A boat ramp and a marina would be nice. Maybe a little sand on a beach for kids to play in. Transport is a real problem. There is no express buses and no trains.
	A BOAT RAMP.
	A decent boat harbour is needed in the Southern Moreton Bay region. This would provide good access and require fish cleaning facilities and boat cleaning areas similar to Northern NSW (Yamba, Illuka) Redlands - we live on the water!!
	A good boat ramp
	A marina similar to Manly and a public boat ramp. A police station. A university and high school.
	A marina.
	An active boat ramp would be good in this area
	Area such as pontoon or public jetty for larger water craft to moor, to walk ashore and enjoy a water front hotel, coffee etc
	Boat ramp, facilities for teenagers,
	Boating facilities to include boat ramps.
	Bowls green especially with retirement residences. Courtesy bus facility (movies, shopping centres, tourism trips etc). Croquet green (again retirement people). Public jetty to service development residents and travellers to utilise restaurants. Coin in s
	cafes on the waterfront. a large marina with restaurants etc associated with it.
	Fitness exercise park equipment. Boat moorings. Swimming pool Rowing / canoeing facilities.
	I suppose a marina is out of the question. Not that I have a boat that would use it. Just dredging the mud along the foreshore & creating sandy beach areas would be good. The swimming enclosure at Redland Bay is a disgrace. The Logan River just ke

	I would definately enjoy a walkway / cycle path and recognise the popularity of some boat ramps at various spots with sufficient paving. I would also like to see picnic facilities not too close to boating facilities. I believe the shoreline should be kept
	If there is sufficient depth through the channel a boat ramp would be ideal as would a marina facility
	Marina
	Marina - boat ramp
	Marina facility for more boats associated with jetty and shore facilities
	Mariner, Free swim area for kids
	MORE BOAT RAMPS, HIGHSCHOOLS & RESTAURANTS
	Perhaps a marina to service all the boats the development will bring.
	PUB / TAVERN, BOAT RAMP.
	Public access Boat Ramp. Service statoin. Large Grocery Store. Southern redland Bay lacks all these items. Also the area is in need of a public 50m swimming pool - there is not one wihin 25 minute drive.
	Public boat ramps
	Redland Bay is lacking a Marina precinct where resturaunts and other retail outlets could benifit. Night life is very limited also, need more areas where social gatherings could occur.
	Redland Bay needs a marina with yacht club and deep water berths for 30ft - 60ft boats with access for day boaters to tie up for lunch/fuel etc.
	Restaurant / Cafe with water views & boat ramps & maybe pool area like Southbank & bbq areas rather than auditorium.
	Retail and commercial, boat club, restaurants and bars. children's playground and swimming beach on foreshore.
	Very accessable parking areas for family vehicles and for boat trailers. A pier with a fish and chip restaurant on it. A hotel with an outdoor garden cafe and are gallery.
	Water actiities both north and south. Good for off the bach, sand and kayaks. Storage, toilets and water access. Away from power boats - surrounding areas. Boat marina. Boat Moorling area.
	Yes. Something of note like a Sydney Opera House or Eifel Tower. Realistically though, a scale Cape Byron Light House, something remarkable to enrich the experience. Something built over the water. Perhaps a small marina.
High school	A high school
	A high school - they are very scarce in this area. (Preferably public / government run)
	A high school and other training/educational facilities are a desperate need. Victoria Point State High School can't cope as it is. With an influx of students the situation will become desperate especially as the Redlands Bay is service-poor and there is

	A high school is mandatory, VPSHS already has over 1300 student and year 7 from 2014. Mt Cotton and Redland Bay are still undergoing massive growth and do not house their own high school.
	A high school or a collage is required.
	A High School. The current High Schools in the area do not have capacity. I am a local Youth Worker and I am very concerned about where the young people in this area are going to be educated.
	a new public high school is badly needed
	A shopping Centre and not just a primary school, a highschool too. Because the Redlands is very limited in public highschool's yet there's a primary school in every suburb.
	A state high school. Victoria Point High School is no longer big enough for this area.
	Access to all the facilities for disabled. Cinemas. High school. University.
	Another high school in the Redlands and an outdoor lagoon - similar to the one at Redcliff
	Available space for future High School,a couple of Christian churches and land set aside for future Rail Link up and upgrading of all Main Roads.
	bus terminal,secondary school,caravan park,botanical garden.
	High school
	High School (Public)
	High school, sport fields (AFL) indoor sports stadium, swimming pool, sports / leisure centre.
	HIGH SCHOOL.
	Highschool
	MORE BOAT RAMPS, HIGHSCHOOLS & RESTAURANTS
	Nursing home, possible high school, service station
	POSSIBLE INCLUSION OF SECONDARY EDUCATION FACILITY PUBLIC TRANSPORT FACILITY INTERCHANGE.
	Public highschool or college,
	Redland Bay is in serious need of a High School. Victoria Point High School is full to capacity. Families will not come to the area with teenagers if they have to travel 30 minutes to nearest available high school.
	Secondary collages.
	SERIOUS CONSIDERATION NEEDS TO BE GIVEN TO A CATHOLIC SECONDARY SCHOOL IN THIS AREA; CURRENTLY REDLANDS HAS MULTIPLE STATE HIGHS (5), MANY INDEPENDENT OR OTHER FAITH-BASED COLLEGES, BUT CARMEL COLLEGE IS THE ONLY CATHOLIC OPTION (WHICH IS OF SERVICE TO TH

	University & High School
	You say a primary school, what about Highschool
Dining	a beach, somewhere safe to swim.foreshore eating/drinking venues with large focus on the water and views.
	A new restaurant district over looking the water with walking tracks along the foreshore
	Better facilities for dining restaurants. Make it a place people can come to on the weekend to dine and enjoy. A bit like Cleveland used to be before Melba got a hold of it.
	cafes on the waterfront. a large marina with restaurants etc associated with it.
	Coffee shop, convenience store
	Decent lighting to make the area attractive for evening walks, cafes, restaurants with a view
	Eating places with close view of the bay. eg. lighthouse restaurant at Cleveland point
	food and dining options
	Lots of waterfront homes. Places to have coffee on water and meet friends for lunch. Great park for the kids lots of walkways with wooden quality bridges jetty in with awesome view where have nightclub for older teens to go like Wellington point hotel.
	MARKET AND CAFE PRECINCT.
	MORE BOAT RAMPS, HIGHSCHOOLS & RESTAURANTS
	More coffee shops, more markets.
	More restaurants & entertainment
	Need to inject life into the Redlands & use the proximity of the water as a draw card - cafes, restaurants, taverns, places which allow you to play live music on a Sunday and after 9pm on weekend nights. - cocktail / wine bars for adults - coffee bars - q
	Restaurant / Cafe with water views & boat ramps & maybe pool area like Southbank & bbq areas rather than auditorium.
	Restaurants with water views Golf Course Water park like the Cairns foreshore
	Restaurants and a public swimming pool would be great
	Retail and commercial, boat club, restaurants and bars. children's playground and swimming beach on foreshore.
	Shopping centre, restaurants on the waterfront, nightlife, golf course highrise buildings and no ridiculous planning constraints. NO URBAN KOALAS!!no easements on land for trees near houses etc
	That the two directions of each road be separated by a wooded median strip, that there is the opportunity to buy fish n chips and have some family time on a developed foreshore.
	we need a really good club, i feel redland bay would do well with a family restaurant style(affordable eating out..

Roads	1. Increased capacity for arterial roads 2. A complete relocation of the Bay Island Ferry Terminal and carpark to a new purpose built facility to spread recreational and commuter access.
	Available space for future High School, a couple of Christian churches and land set aside for future Rail Link up and upgrading of all Main Roads.
	Better connecting roads to Loganholme and Cleveland and Brisbane.
	Consideration for traffic and Parking
	Don't know if it will work as the roads can't handle the traffic now. More road infrastructure needs to be done.
	Focusing on proper infrastructure (sewage upgraded) wider roads in the residential area so if cars are parked on either side of the road you can still get past. Further education campuses.
	Good road access and the road made safe. Reasonable frequency local and regional bus services on Redland Bay Road accessing Redlands and the Gold Coast Highway.
	I prefer the site is not developed but if it has to be then the residential density needs to be low as the local roads cannot take additional traffic particularly out through Logan.
	Light pollution taken into account. I am concerned about more traffic on the road going South as currently this is the best drive to the City and a real advantage of being in Southern Redland Bay. But that's progress...
	Roads and parking to take the many many cars. Building to have solar and LED lighting, insulation & save the planet technology.
	Some sort of entertainment place similar to the "Elysium" but maybe a bit bigger. More foreshore cafes as well. Decent roads to cater for the increase in traffic. Monorail to link to central Redland Bay.
	Straight roads with traffic calmers not the widening go nowhere fashion of street at present. Narrow winding roads are too dangerous for children.
	Streets wide enough to have an SUV parked on each side and still allow 2 cars to drive through. Safe for kids. If attracting young families will require wide streets for large cars or make sure house plans have wide driveways & 2 LUGS
	Traffic access to be from the South. Don't increase traffic pressures through existing roads in Redland Bay and Vic Pt. Are there any shops in the plan?
	Wider roads than you get in most current developments. An interactive park linked to both nature and technology that would be a draw card for tourists. A very large children's style play area within the park that becomes a destination in itself.
Swimming pool	Pools for swimming.
	Public 50m swimming pool and recreational pool facility similar to the Redcliff Foreshore Public library

	Public access Boat Ramp. Service statoin. Large Grocery Store. Southern redland Bay lacks all these items. Also the area is in need of a public 50m swimming pool - there is not one wihin 25 minute drive.
	Public pool. more cheaper and frequent ferry transport services to stradbroke island
	Public Swimming pool
	Public swimming pool, youth activities, cycleway, fitness trail. Natural parkland - NO RESIDENTIAL!!!
	Resturaunts and a public swimming pool would be great
	Roller blading rink! Swimming Pool
	Skate parks for children and public swimming pool
	Swimming area & larger home site 1500m2
	Swimming facility, maybe something more like south bank or the lagoon at redcliff
	Swimming pool & bbq area with boats for hire (on the foreshore), canoe, kayak facility.
	Swimming pool like southbank for grandkids
	Swimming pool, public transport and provision for flowing traffic. Protection from fire, flood, encrouching, sea level. Beautification providing a relaxed, spacious and quiet environment.
	Transport with change (Bus?), rail line - Cleveland to Burleigh along the coast via Redland Bay - Cleveland to Helensvale on alternate sanctuary cove. 50m swimming pool.
Dog park	Adequate parking, park n ride facility, skate park, dog recreation area. Parking - parking - parking security survelliance cameras
	Bowls green especially with retirement residences. Courtesy bus facility (movies, shopping centres, tourism trips etc). Croquet green (again retirement people). Public jetty to service development residents and travellers to utilise restaurants. Coin in s
	Dog excersise area, playgrounds and skateboard park, picnic areas, plenty of parking.
	Dog park
	Dog parks
	Dog parks and great playground equipment. Picnic areas with lots of shade.
	Fishing platforms. Large, rectangular, off leash dog area - about 5 acres.
	I just hope little dogs "on leads "aren"t banned from this area,and excuse being to protect the wildlife.
	Lawn bowling, an area (preferably beach) set aside for leash dog walking (only other area avaliable is Raby Bay)
	Maybe a dog run near the tavern so you could walk your dog there and grab a beer! :)
	Off leash dog park
	Retail stores, dog parks.

	Sandy beach for kayakers to launch from, boat and caravan storage facility. Dog off leash park. Boat and Caravn storage. Give retirees more options for the types of living arrangements that would suit them best.
	Suitable picnic areas. A space for housing commission homes. Animal friendly park minimal shops.
Playground	A well-designed children's playground which provides safe play but challenges for various age levels. A drop-in centre would also be an advantage as when developments are distant from main centres isolation issues can creep in for some people. Ormeau was
	Decent playgrounds
	Dog excercise area, playgrounds and skateboard park, picnic areas, plenty of parking.
	Dog parks and great playground equipment. Picnic areas with lots of shade.
	Exercise machines, playgrounds
	Good fishing facilities, playgrounds for kids, fish washing facilities. Pools for swimming.
	Just heaps of areas for kids to play. The water park is great idea it is about time the Redlands had something like this.
	Kids play areas, fishing areas sandy beach
	Large fenced children playgrounds, scenic walking paths that are wide
	Playground equipment should be for all ages! I love a good go at the swings but it seems this is only possible in Europe. At certain times of the year in Europe when you go for a walk, one can pick cherry's, plums, peaches, apples, rasberries, blackberrie
	Playgrounds for kids. Swimming centre so kids can take swimming lessons as there isn't any local.
	Playgrounds with equipment similar to what the BCC has done on the Wynnum/Lota Foreshore.
	Safe, competently designed childrens playground providing adventure challenges for mixed age-groups.
	Water park, lagoon, rock pools, adventure playground, ferry from Redland Bay to Cleveland, Wellington Point connecting Redland by water & encouraging community to get together.
Shopping centre	A BIGGER SHOPPING CENTRE IN REDLAND BAY
	A shopping Centre and not just a primary school, a highschool too. Because the Redlands is very limited in public highschool's yet there's a primary school in every suburb.
	A shopping precinct with boutique shopping (but not expensive). Most Definitely a School. Would be fabulous to have a Southbank type of swimming facilities as well.
	A small shopping centre, chemist, takeaway, grocery.
	I havent seen any shops proposed - this is so important.
	Medium shopping complex i.e. IGA, Bakery, a few smaller shops. Library facilities. Reasonable bus service.

	Quality golf course as previously proposed. Appropriate shopping centre to accommodate the development residents.
	Shopping and cinema complex
	Shopping Center
	Shopping Centre with large retail grocery store. Storage for Caravan / Boat for people with detached housing or town houses
	Shopping centre, restaurants on the waterfront, nightlife, golf course highrise buildings and no ridiculous planning constraints. NO URBAN KOALAS!!no easements on land for trees near houses etc
	Shopping Centre. More places for public transport i.e.. Bus stations. More BBQ areas with cover. ore park equipment i.e. swings / playground.
	Small shopping area, public toilets
	Traffic access to be from the South. Don't increase traffic pressures through existing roads in Redland Bay and Vic Pt. Are there any shops in the plan?
Larger blocks	A few estates with blocks greater than 700m2, like 800 to 1100m2 blocks - which would cater for growing young families like mine.
	Detached housing on acreage, anything from 750m2 to 4000m2. Woolworths / Coles stores
	I would like to see suburban blocks larger than 700m2
	Larger allotments
	Leave it as it is. Or at this least acreage blocks.
	Lots of trees and gardens. Affordable home sites that arent small.
	Medical centres, shopping centre, sports field, 600m2 blocks
	More cinemas, large blocks of land, leafy living
	Reasonably priced 600 + sqm blocks
	Some large homesites.
	Swimming area & larger home site 1500m2
	The Redlands should be a jewel in the crown of sth east qld. Large blocks and high quality housing should be a must. Not Fetinis 400sqm rubbish
	Yes, some larger blocks eg, 1500m2. However, we would like the largest blocks to be further from the bay than the smaller blocks, because we would like as many residents as possible having the closest access to the foreshore + bay

Parking	Adequate parking, park n ride facility, skate park, dog recreation area. Parking - parking - parking
	security surveillance cameras
	Ample parking.
	Consideration for traffic and Parking
	Decent public toilets. Plenty of parking. Benches. Shelters.
	Dog exercise area, playgrounds and skateboard park, picnic areas, plenty of parking.
	Enough car parking & seating
	Family BBQ area and safe car park
	Fitness Centre, Car parking to access facilities
	Just that the streets are wide with plenty of parking and I don't want to see any of those narrow, horrible streets you get in most housing estates. I think they are painful and cheapen the area.
	Passenger railway system - transport and increased bus services. Parking spaces for cars - not incurring money costs.
	Picnic BBQ Facilities including car parking
	Roads and parking to take the many many cars. Building to have solar and LED lighting, insulation & save the planet technology.
Bicycle paths	Decent bicycle paths for good exercise, preferably all linked together around the development
	Dedicated community theatre building for line performances. Cycleway to connect up to Cleveland Retirement Village. Transport hub.
	Good bikeways everywhere
	I would definitely enjoy a walkway / cycle path and recognise the popularity of some boat ramps at various spots with sufficient paving. I would also like to see picnic facilities not too close to boating facilities. I believe the shoreline should be kept
	Lot of cycle paths linking all of redlands
	Parks, Barbecue areas, bike paths, jetty. Use timber or resources that blend into the natural area. (Look at Wynnum or Redcliffe for ideas)
	Public swimming pool, youth activities, cycleway, fitness trail. Natural parkland - NO RESIDENTIAL!!!
	Quality infrastructure, access for public transport, Bicycles
	Walking and bike trails is important. But also consideration given to room for bike ways along side roads. Main thing is plenty of access along the waters edge and parklands. A great example of the main centre like victoria point with its lake is a wonder
	Yes - minimal development! The foreshore bikepath is great. Leave it at that.

Specific sports	Afl ground
	As stated in my Q2 answer: There are no major centres for activities. Such as Bowling arcades, ice-skating etc. We have to travel further out of the Redlands for these activities. So it would be great if we had our own activity centres like this in the Red
	Bowls green especially with retirement residences. Courtesy bus facility (movies, shopping centres, tourism trips etc). Croquet green (again retirement people). Public jetty to service development residents and travellers to utilise restaurants. Coin in s
	I am a member of the local lawn bowls club which is suffering financially due to its geographic location. Redlands Council would give every assistance to help relocate. The freehold land has substantial value, and we would fully utilise a main road locati
	Ice rink. Something to do.
	Is it possible to have a sandy beach with enclosed swimming area? (Raby Bay swimming area cater for family and community group activities) or Pool area on the water. Rowing or Kayak club?
	Lawn bowling, an area (preferably beach) set aside for leash dog walking (only other area available is Raby Bay)
	Roller blading rink! Swimming Pool
	Roller-skating rink. An activity which all ages can enjoy. Should feature special events - good, safe meeting place for young people - combine with skating to live music etc. Somewhere for people to go Friday/Saturday nights which is an activity - not jus
	Sport facilities - Athletics etc. Motorbike tracks / park.
	Would like to see a genuine fish market set up for the public to access, as there are none in the area from Raby Bay to Redland Bay. It amazes me that we have no access to fresh fish from the bay! An indoor rollerskating rink would be fantastic!
Hotel	A local small community - based pub
	A nice new quality hotel(EG: 4 to 5 star) to bring more tourists to visit the area and spend money in the community and islands, maybe a ferry to gold coast etc
	A pub
	Bars / clubs
	It would be nice to have a Tavern
	pub
	PUB / TAVERN, BOAT RAMP.
	PUB/TAVERN
	Very accessible parking areas for family vehicles and for boat trailers. A pier with a fish and chip restaurant on it. A hotel with an outdoor garden cafe and art gallery.
Picnic	Dog parks and great playground equipment. Picnic areas with lots of shade.

	I would definately enjoy a walkway / cycle path and recognise the popularity of some boat ramps at various spots with sufficient paving. I would also like to see picnic facilities not too close to boating facilities. I believe the shoreline should be kept
	Picnic Areas Petrol Station
	Picnic areas, small childrens activities. Paddling pool for children & model boats, like Wynnum has got.
	Picnic BBQ Facilities including car parking
	Shopping Centre. More places for public transport i.e.. Bus stations. More BBQ areas with cover. ore park equipment i.e. swings / playground.
	Somewhere the whole family can enjoy a day out, younng and old.
	Suitable picnic areas. A space for housing commission homes. Animal friendly park minimal shops.
	Toilets. BBQ areas. Club houses. Church halls. Pier (2nd) all of which should be provided by the developers. 2nd / 2 boat ramps. Free WIFI & Internet
Density concern	I believe half the estimated number of homes would allow more undeveloped land for wildlife and less dangers for koalas. Wildlife corridors jammed next to housing is foolish planning.
	I don't want the site to be developed. Its going to be to high a density with Developers making blocks smaller and roads narrower. The Redland Shire Council needs to show some balls and stop the Developers from making suburban roads narrower and blocks sm
	I think the Council should prevent high density living where housing blocks are less than 600 sqm and prevent unit blocks. Fauna underpasses are important and open space corridors should be linked in such a way as to allow fauna to free from machine nois
	less families
	Less trees and more recreation activities
	No high density cheap housing. Keep area open, pleasant and enjoyable to all.
	no high density living turns into slums min. 700m/2 block sell the devolpment on room to move FOXY
	No more urban sprawl.
Golf course	A 9 hole gold course or a gold driving range.
	A gold course - there was one planned for this area previously. Put simply if you put a golf course there we will move, if not, we wont.

	As we said earlier in this survey, we have lived here for fifteen years and we really liked the original 2005 concept the best. Even though we don't play golf, there is something about a golf course that makes a development more environmentally pleasing
	less houses, and a golf course surrounded by quality homes eg brookwater etc
	No mention of public transport (most important). Where is the golf course and lawn bowling green
	Quality golf course as previously proposed. Appropriate shopping centre to accommodate the development residents.
	Restaurants with water views Golf Course Water park like the Cairns foreshore
	Shopping centre, restaurants on the waterfront, nightlife, golf course highrise buildings and no ridiculous planning constraints. NO URBAN KOALAS!! no easements on land for trees near houses etc
Parks	Enough parks
	Good parks, walkways and boardwalks
	I would like to see maintained landscaped gardens with a state of the art play area - similar to areas such as Townsville and Cairns waterfronts
	Non sporting green spaces (eg. parks). Man made lake. I would really prefer the area to be left as is, if not then more parks with less residential.
	Park facilities similar to the ones you see at Wynnum & the Sunshine Coast.
	Parks, Barbecue areas, bike paths, jetty. Use timber or resources that blend into the natural area. (Look at Wynnum or Redcliffe for ideas)
	State of the art childrens park for 2-15 year olds
Boardwalk	A boardwalk incorporating cafe's, shops and restaurants. Some large, well designed playgrounds and picnic areas. Possibly a waterpark for children as at Robelle Parklands in Springfield.
	A Raby Bay equivalent hub for a public space, scenic views (not marina) and restaurants. Not pubs - family & disability friendly. Public swim / play area like Wynnum. Churches and childcare. Careful planning as not to lose mature trees.
	Boardwalk - shops, cafe's, picnic areas, playgrounds, swimming / beach area.
	Boardwalk along the foreshore ...hanging out over the water
	I think an area an entertainment type place like Raby Bay marina would be great, be great at the Weinam creek marina too. There needs to be kids parks and BBQ areas, exercise tracks and equipment, gym and day spa, cafe and restaurants, maybe another rs!

	More boardwalks and getting in to see the wildlife safely for disabled and elderly clients
Over 50s housing	A couple of areas for over 50's housing.
	Instead of the set Retirement idea....look at an Active over 50's Community Village included
	More housing accommodation suitable for retirees (single storey, well appointed, wider doorways, no trip hazards etc) but not in retirement villages, which charge excessive body corporate fees and exit fees.
	Retirement village over looking water scrapbook the bay.
	Retirement villages with a shopping centre. Plenty of trees for the wildlife.
	WITH THE RETIREMENT VILLAGE IT SHOULD BE A FACILITY WITH 3 LEVELS - INDEPENDENT / SEMI-INDEPENDENT / FRAIL CARE
Public toilets	Decent public toilets. Plenty of parking. Benches. Shelters.
	Decent sized roads which allow two cars to pass on a road and also allow parking on the sides of the roads.
	Public Toilets
	Rubbish bins / toilet facilities
	Small shopping area, public toilets
	Toilets. BBQ areas. Club houses. Church halls. Pier (2nd) all of which should be provided by the developers. 2nd / 2 boat ramps. Free WIFI & Internet
Supermarket	A public aquatic centre/complex, large supermarket. Artificial beaches, boardwalk.
	A village shopping precinct may be a little small to cater for so many new families and would put pressure on Victoria Point Shopping Centre. It would need at least a large supermarket, grocer and butcher as well.
	Detached housing on acreage, anything from 750m2 to 4000m2.
	Woolworths / Coles stores
	larger shopping centre like Victoria Point.....Woolies and movies and restaurants...Need work down here for the families
	Local supermarket and healthy food
	Supermarket.
Train	A bloody train line (near). Not buses. A train line extention from cleveland or a branch from out through Capalaba (not buses!)
	Available space for future High School,a couple of Christian churches and land set aside for future Rail Link up and upgrading of all Main Roads.

	Churches (not mentioned above). Helipad (For emergency services). Rail link extended from Cleveland through Shoreline to connect up with Gold Coast line.
	Passenger railway system - transport and increased bus services. Parking spaces for cars - not incurring money costs.
	Train & bus transport facilities
	Train station
Affordable	Lots of trees and gardens. Affordable home sites that arent small.
	Low cost land that is affordable for true average people to buy of a reasonable size.
	Public transport (no doubt planned for) rental accommodation and other housing such as duplex units. Whilst standards need to be adhered to, the possibility of land availability without requiring a building covenant, which again pushes up housing costs fo
	Reasonably priced 600 + sqm blocks
	Suitable picnic areas. A space for housing commission homes. Animal friendly park minimal shops.
Church	Church
	Churches (not mentioned above). Helipad (For emergency services). Rail link extended from Cleveland through Shoreline to connect up with Gold Coast line.
	churches and music hall
	More churches. People don't want to have to travel to church and there are more denominations than one. I only see one Church on your proposal. I would have liked to see Churches in the list above that we were rating.
	Provision for churches. Incorporated into a convenient and efficient public transport system.
Emergency services	Ambulance & Firestation - needed for such a large population. Bus or Rail Access. Over road walk bridge / pedestrian crossing at retirement area. Speed Humps on all larger access roads.
	Ambulance and fire brigade and police.
	Ambulance, Fire Brigade, Police, Water Police, YMCA or similar
	Churches (not mentioned above). Helipad (For emergency services). Rail link extended from Cleveland through Shoreline to connect up with Gold Coast line.
	POLICE BEAT / OTHER EMERGENCY CENTRES
Entertainment	Roller-skating rink. An activity which all ages can enjoy. Should feature special events - good, safe meeting place for young people - combine with skating to live music etc. Somewhere for people to go Friday/Saturday nights which is an activity - not

	jus
	Some sort of entertainment place similar to the "Elysium" but maybe a bit bigger. More foreshore cafes as well. Decent roads to cater for the increase in traffic. Monorail to link to central Redland Bay.
	The residential area proposed near the community produce and horticultural gardens is too close to the foreshore, this area would be best used for everyone, maybe a sporting club house with restaurant, nice gardens, picnic area, play ground etc.
	Very accessible parking areas for family vehicles and for boat trailers. A pier with a fish and chip restaurant on it. A hotel with an outdoor garden cafe and art gallery.
	we need a really good club, i feel redland bay would do well with a family restaurant style(affordable eating out..
Jetty	Jetty
	Jetty for fishing park restaurant - not too big. Park.
	Medical Centre, Jetty, Shops & Restaurants
	Parks, Barbecue areas, bike paths, jetty. Use timber or resources that blend into the natural area. (Look at Wynnum or Redcliffe for ideas)
	Perhaps a second jetty at the southern end of the foreshore primarily for fishing. This would give another outlet for the youth.
Picnic areas	BBQ Areas / picnic tables / seating / shade areas for all children of varying ages to play and socialise. Skateboard ramps; interesting children friendly and child orientated pathways for roller skates or scooters (not part of the main pathways); little bike
	BBQ Areas with shelters.
	bbq play area - more car and boat space - a lot more boat ramps.
	Family BBQ area and safe car park
	lots of picnic tables and chairs and trees for shade, amazing playground (like at Calamvale or Redcliffe), water play area
RV	RECREATIONAL VEHICLE ACCESS EG. PARKING FOR CARAVAN & MOTOR HOMES. THIS SECTIONAL HAS BEEN COMPLETELY OVERLOOKED
	RECREATIONAL VEHICLES STOP OVER. EMERGENCY STOP OVER & BLACK WATER DUMP POINT. A MUST
	Redlands needs a top quality tourist park like the big 4. We don't have enough accommodation areas like there, that also looks after the surrounding area.
	Sandy beach for kayakers to launch from, boat and caravan storage facility. Dog off leash park. Boat and Caravan storage. Give retirees more options for the types of living arrangements that would suit them best.

	Shopping Centre with large retail grocery store. Storage for Caravan / Boat for people with detached housing or town houses
Community art space	I would like to see an art / community space or area , where people can meet to share social / environmental / art /and creative interests . This development must be centred around quality of life , NOT just how many residences you can squeeze into the sp
	Local Artists Art Gallery
	Sculpture park, art precinct.
	Would like to see a creative arts precinct, like on Tamborine, where arts and crafts are sold on the weekends. Perhaps a performing arts playhouse (adapt the community hall to have a stage) where amateur theater is presented. Adult education could
Conservation centre	A wildlife rescue centre, interactive for schools, to visit. A birdwatching facility. An interactive conservation centre - like Indigiscapes.
	Fauna conservation area that serves as a hospital for injured wildlife. It should also be an education centre - something like Indigiscapes but covering more land area.
	Maybe a centre for wildlife rescue we need one funded by council and manned full time
	Public transport proposals Traffic flow models Designated areas for mobile towers to provide mobile coverage NBN/ADSL availability Further information on proposed retail/commercial Information on koala corridors
Farming	I would not be doing this - open farmland is preferred . I am concerned about the additional population on the ecosystem
	It should be used as farmland or wildlife habitat or both. I am a wildlife carer, leave it for wildlife. PLEASE!!!!
	Keep food production areas - market gardens - poultry. 1. provides food locally 2. provides alternate employment 3. Can feed into local business and restaurants using locally grown produce. 4. Housing over shopping to create more interactive, vibrant
	More space for wildlife - re-vegetation of former farm land.
Fishing facilities	Fishing facilities, bins.
	Fishing facilities and fence pool in the bay for swimming.

	Fishing platforms. Large, rectangular, off leash dog area - about 5 acres.
	Good fishing facilities, playgrounds for kids, fish washing facilities. Pools for swimming.
Service station	Nursing home, possible high school, service station
	Petrol bowser.
	Picnic Areas Petrol Station
	Public access Boat Ramp. Service statoin. Large Grocery Store. Southern redland Bay lacks all these items. Also the area is in need of a public 50m swimming pool - there is not one wihin 25 minute drive.
Walkways	Pedestrian path for fitness and distance signs for running. Childrens play park (water park)
	Pedestrians and push bikes cannot share a path. You will have to choose one or the other or build two paths.
	Walking and bike trails is important. But also consideration given to room for bike ways along side roads. Main thing is plenty of access along the waters edge and parklands. A great example of the main centre like victoria point with its lake is a wonder
	Walkways between streets e.g. some cul de sacs with walkways linking streets so that a shorter route to shops and schools could be walked or hidden on a bike. Would encourage people to walk or ride rather than go by car.
Cinema	Access to all the facilities for disabled. Cinames. High school. University.
	More cinamas, large blocks of land, leafy living
	Shopping and cinema complex
Employment	An employment zone.
	Make more work in the redlands
	The site needs to create long term jobs to attract and retain residents to the area. Heavily promote water activities available at site also. We need more operators who can take people out on the bay for sightseeing trips.
Market	MARKET AND CAFE PRECINCT.
	markets, entertainment, festivals, public transport and parking, university, community centre offering recreational activities suc as tai chi, dancing and yoga etc. printing etc?
	More coffee shops, more markets.
Medical	Medical Centre - doctors, dentist, chrio, physio, chemist, xray, pathology, optometrist etc
	Medical Centre, Jetty, Shops & Resuraunts
	Medical centres, shopping centre, sports field, 600m2 blocks

Pet ban	No pets
	No pets, no run off into the bay, sustainable power encouraged
	Wildlife conservation No dog rule clean up committees for waste left by new community Conservation
Rail	Rail to Cleveland
	Railway line from Cleveland
	Railway station, bridge across Logan River to Gold Coast, Sandy Public Beach
Specific store	Coffee shop, convenience store
	Post office. "Corner Store"
	Would like to see a genuine fish market set up for the public to access, as there are none in the area from Raby Bay to Redland Bay. It amazes me that we have no access to fresh fish from the bay! An indoor rollerskating rink would be fantastic!
Sustainability	No pets, no run off into the bay, sustainable power encouraged
	Roads and parking to take the many many cars. Building to have solar and LED lighting, insulation & save the plant technology.
	Thinking about Sustainability, the development could consider some water harvesting/management projects along with commercial scale renewable energy systems. This development could be modelled on other successful "Eco" village concepts. This could then tr
Benches/Shelters	Decent public toilets. Plenty of parking. Benches. Shelters.
	Plenty of park benches
Child care	Maybe child care facility
	More child care facilities are required in the Redland Bay area.
Community theatre	Dedicated community theatre building for line performances. Cycleway to connect up to Cleveland Retirement Village. Transport hub.
Disabled	Disabled facilities
	Wheelchair friendly, lots of seating with shade!! Toilets within a short distance for disabled.
Education	Focusing on proper infrastructure (sewage upgraded) wider roads in the residential area so if cars are parked on either side of the road you can still get past. Further education campuses.

	Recognition for the history of the area.
Exercise stations	Exercise machines, playgrounds
	Fitness exercise park equipment. Boat moarings. Swimming pool Rowing / canoeing facilities.
Ferry	Ferry services to Brisbane and the Gold Coast
	Water park, lagoon, rock pools, adventure playground, ferry from Redland Bay to Cleveland, Wellington Point connecting Redland by water & encouraging community to get together.
Ferry terminal	1. Increased capacity for arterial roads 2. A complete relocation of the Bay Island Ferry Terminal and carpark to a new purpose built facility to spread recreational and commuter access.
	Major ferry terminal as complimentary option to Redland Bay with sufficient planned car parking to allieviate pressure on Weinham Creek and transport links. Netted swimming enclosure (deep water) incorporated at a Jetty.
Fitness Centre	Fitness Centre, Car parking to access facilities
	Gyms and/or fitness centre.
Higher density	Higher density close to village centre
	I would rather see small amounts of high density housing and more open public space than more urban sprawl and ugly mcmansions. Underground carparking - cars ruin any view.
Indigenous memorial	acknowledgement of indigenous Australians like a reflection sight.
	Recognition to traditional land owners
Indoor sports	Indoor sports facilities.
	indoor sports facility thinking volley-ball,soccer,nett-ballany and all indoor sports.. get the kids involved
Major sports arena	A MAJOR SPORTING FACILITY I.E. SKILLED PARK.
	A SPORTING CENTRE FOR ALL SPORTS
Pedestrian friendly	Just make sure every street has a footpath. No wonder Australians are getting obese when they can't walk safely on a lot of streets.

	Just make sure it is very pedestrian friendly so that car use is secondary and that children can safely get from one area to the other to encourage outdoor play and a sense of being in a safe community.
Police	Is there going to be a site for a police station?
	POLICE BEAT / OTHER EMERGENCY CENTRES
Resort	A small resort
	Holiday resort - conservation style - with natural environment - trails - pampering - children friendly, lake with fun activities, mini golf etc.
Rubbish bins	Plenty of rubbish bins (wheelies with lids)
	Rubbish bins / toilet facilities
Skate park	Adequate parking, park n ride facility, skate park, dog recreation area. Parking - parking - parking security surveillance cameras
	Skate parks for children and public swimming pool
Specific sport	Fitness exercise park equipment. Boat moorings. Swimming pool Rowing / canoeing facilities.
	No mention of public transport (most important). Where is the golf course and lawn bowling green
University	Access to all the facilities for disabled. Cinemas. High school. University.
	University & High School
Aquatic centre	A public aquatic centre/complex, large supermarket. Artificial beaches, boardwalk.
Boat ramps/Marina	Toilets. BBQ areas. Club houses. Church halls. Pier (2nd) all of which should be provided by the developers. 2nd / 2 boat ramps. Free WIFI & Internet
Caravan park	bus terminal, secondary school, caravan park, botanical garden.
Change name	The name changed from Shoreline. Perhaps the suburb of St Clair (after the island). Shoreline sounds very tense and modernistic, St Clair sounds warm, inviting and a good place to live.
Communications infrastructure	Public transport proposals Traffic flow models Designated areas for mobile towers to provide mobile coverage NBN/ADSL availability Further information on proposed retail/commercial Information on koala corridors

Conservation spaces	Public swimming pool, youth activities, cycleway, fitness trail. Natural parkland - NO RESIDENTIAL!!!
Department stores	Department stores such as: David Jones Myers
Drive-in theatre	A drive in theatre would be pretty great
Drop-in centre	A well-designed children's playground which provides safe play but challenges for various age levels. A drop-in centre would also be an advantage as when developments are distant from main centres isolation issues can creep in for some people. Ormeau was
Educational information	Educational & historical information provided about the area incorporated into the pathways and recreational areas / jetties etc Public transport link to and from the precinct.
Foreshore	Public access to foreshore with development off the shore line and above future climate change water levels
Golf carts	the use of golf carts as a means of transport like sanctuary cove.
Infrastructure	Focusing on proper infrastructure (sewage upgraded) wider roads in the residential area so if cars are parked on either side of the road you can still get past. Further education campuses.
Lake	Non sporting green spaces (eg. parks). Man made lake. I would really prefer the area to be left as is, if not then more parks with less residential.
Local employment	Employing local from everything from footings to finishes and in retail when up and running
Low population	less population on the proposed site.
Maintain dams	That the dams in Scenic Roads be kept.
Mangroves	Mangroves
Markets	Rock pools, BBQ areas, surf lifesaving clubs, water park, lagoon, events for community E.g. night markets, festivals & concert xmas carols, fireworks display in community area that will hold large numbers of people and families up to 100,000 people.
Mix of dwellings	A good mix of affordable dwellings for young families, Up market 2 story homes for professionals, comfortable homes for elderly with shops and business to cater for everyone needs to help create a sense of community.
Museum	All well covered already....but maybe an information centre or museum for the Southern Bay???
Music hall	churches and music hall
Navy Cadets	Aus Navy Cadet Youth Maritime training facility, more community space.
Nursing home	Nursing home, possible high school, service station
Offices	Office space for sme's.

Outdoor cinema	In the warmer months - an outdoor cinema, where the public can take a blanket or fold out chair and take in a movie. A special school for children with disabilities there is only one currently in the Redlands.
RV facility	EMERGENCE RECREATION VEHICLE STOPPING AREA & DUMP POINT.SO LOCAL & ALL AUSTRALIAN' COULD ENJOY THE AREA.
School	A shopping precinct with boutique shopping (but not expensive). Most Definitely a School. Would be fabulous to have a Southbank type of swimming facilities as well.
Shelters	Enough car parking & seating
Specific retailers	A "mixed goods" market place. A convenience store ie. Woolworths. Post office. Professional services - Doctors, Chemist etc
Sports field	Medical centres, shopping centre, sports field,600m2 blocks
Upmarket	Upmarket nice looking homes, dont turn it into a ghetto.
Water fountains	Somewhere to get water for drinking / pets chairs
Water sensitive	Effective water sensitive urban design intergraded into the construction and operation of development
Waterfront homes	Lots of waterfront homes. Places to have coffee on water and meet friends for lunch. Great park for the kids lots of walkways with wooden quality bridges jetty in with awesome view where have nightclub for older teens to go like Wellington point hotel.
Working farm	I would like to see some of the farmland retained. I believe that it would be useful to have a small working farm that could be used to teach children about food production and animal care.

Table 21: Thinking again about this proposed development, in one or two sentences, is there anything else you would like to see on the site? Total responses by general category

Anything else general category	Total
Infrastructure	26%
Other	21%
Congratulations	18%
Traffic	13%
Environment	11%
Density	5%
Urban form	5%

Table 22: Is there anything else you would like to add to your answers? Responses by code

Anything Else Code	Total
Roads	18%
Environment	14%
Public transport	8%
Density concern	8%
Traffic	7%
Employment	5%
Soft infrastructure	3%
Train	3%
Beach/Water Park	2%
Infrastructure	2%
Larger blocks	2%
Boat ramp/marina	1%
Design	1%
High school	1%
Neighbouring infrastructure	1%
Farming	1%
Opposition	1%
RV Facility	1%
Tourism	1%
Appropriate	1%
Bridge	1%
Crime	1%
Diversity	1%
Emergency services	1%
Family	1%
Golf course	1%
Over 50s housing	1%

Parking	1%
Picnic	1%
Shopping centre	1%
Swimming pool	1%
Affordable	0%
Communications infrastructure	0%
Community	0%
Disabled	0%
Diversity builders	0%
Dog park	0%
Economy	0%
Entertainment	0%
Golf course	0%
Hotel	0%
Jetty	0%
Mosquitoes	0%
Noise	0%
Parks	0%
Playground	0%
Police	0%
Property value	0%
Resort	0%
School	0%
Schools	0%
Seagrass	0%
Service station	0%
Skate park	0%
Stormwater	0%

Sustainability	0%
Timing	0%
Views	0%
Grand Total	100%

Table 23: Is there anything else you would like to add to your answers? Total responses by code

Anything else?	
Support	Am very much looking forward to this development down this end of Redland Bay as I think a lot of the Redlands forget about us down here and it would make a perfect blend of country and urban life also feel that on weekends we wouldn't have to go that far
	Bring it on!
	Fantastic but it needs to be done right, hence this survey in receiving ideas.
	Finally a developer who understands and cares about the surrounding environment. The redlands is a place where I grew up and now my kids will call it home.
	We must design and think of the next generation and also include retiree's as when I retire ther
	Fiteni build excellent homes - there'll be some fortunate residents in Shoreline.
	for too long the foreshore in the redlands has been for private property owners only, it is time to open it up to the public for lesure and entertainment.
	Full support
	get moving on it.
	go for it and good luck
	Good luck with this development!
	Good luck. This is a wonderful venture.
	Great for the area, cant wait
	I am enthusiastic about this development concept.
	I am looking to downsize (house and land) in the next few years and would be interested in a community like the one proposed.
	I believe it has the potential to be a great place to live. I honestly hope other builders can build in the proposed residential areas other than Fiteni. If they are all Fiteni estates, it could look like a housing commission area. I would like to see a r
	I feel this would be great for Redlands economy in the construction phase and essential and essential for growth in the long term.

	I like the proposed water park / playground.
	I strongly support this site as I will be utilising it with my family, friends and work clients.
	I support the development as answered to questions above. No foreshore housing at all.
	I think people will want to live here. Congratulations on such a thought out plan.
	I think that this is a development that the Redlands really really needs for its progression in a positive direction
	I think the development of this urban village will be a great step for the Redlands community and support this venture 100%, look forward to hearing more.
	I think the Redlands has the potential to grow and the lifestyle is one of the best in the world. We have been extremely impressed with the area since moving up from the Gold Coast - 5 years ago.
	I think this is a fantastic proposal. The sooner it is started, the better. I hope it is not delayed by council / Government red tape. I would be interested in downsizing into a smaller house and smaller block and then into a retirement village.
	I think this is an excellent modern concept and will bring new life to The Redlands, as well as opening up southern bay area, instead of allowing this area to lie undeveloped, unused and unproductive.
	I think this proposal is AMAZING!! I am excited to finally see something at this end of the redlands that is child and family friendly :) I hope this goes ahead!
	I wish you luck with your proposal
	I would buy a block and build here if it was a good size and reasonably priced that's what it comes down too
	I would love to live here - hurry up and build it!
	i would lovww to see this all go ahead. i am in big favour of it
	It all looks good.
	It sounds like a good quality development.
	It would be fantastic to have this development in the Southern Redlands it can only enhance the overall appeal to what already is a fantastic place to live
	It would be good having shops etc closer to scenic round and create more employment in the area.
	Its about time there was some positive development in the region to attract more visitors as well as residents. It can only benefit the local economy.
	Just do it
	Keep up the good work.

	Looking forward to more development and progress in the Redlands.
	Looks like quite a good idea plan
	PEOPLE HAVE TO LIVE SOMEWHERE. THE GROUND IS NO LONGER SUITABLE FOR AGRICULTURE. MY HOUSE BUILT 1987 BY J.FITENI - STILL PERFECT - I WONT MOVE.
	Providing we keep a percentage of natural habitat I cannot see any problems.
	Redland Bay along with the bay islands are beautiful destinations where positivbe growth has stalled for sometime. I believe with the existing bay views, Redland Bay could be a place compariable to sanctuary cove or manly. I hope to see developments like t
	Redland Bay has always been left on the fringes of development...It's time for this sleepy seaside town to come of age. This area closely links to some Logan suburbs and would benefit both shires. A lot of retirees look for a seaside change with more opti
	Redlands Council should be using our rates on community areas on the foreshore, not expecting the developer to have to "foot the bill" for all of this -make sure you also contribute and continue to upgrade this potentially fantastic 'mecca' for the Redlan
	Sounds amazing
	Start construction ASAP
	Start on the proposal ASAP
	Strongly support the plan as tons as the roads around become 4 lanes
	THE AREA PROPOSED WULL BE THE COMMUNITY CLOSER TO ALL THE NATURAL THINGS BAY PEOPLE LOVE WHICH IS WATER WAYS AND BUSHLAND IN A BALANCE.
	The best thing we have seen for years
	The southern part of the Redlands is such a beautiful part of the world, your proposal will only add value to this area. We are im pressed and excited for these changes to go ahead. We need great restaurants and shopping to draw prople to the area to expe
	This development is long overdue. Many of the local youth are moving from the area due to the lack of activities and opportunities in the region.
	This is a really great initiative to bring more attention to the Redlands. We need to put Redlands on the map and take every advantage of the bay.
	This is great to see - looking forward to its completion
	Very excited about Redland Bay being developed. It is a beautiful place to live and i love bringing up my family here.
	We are so excited - we think it is a great development for Redland Bay & beyond

	We do need these for Redland Bay to survive ie. Forge ahead
	We think this is a fabulous idea for our area, it appears to encompass all aspects of a great lifestyle for all ages.
	Well done Karen Williams
	Whilst prefer to live on a larger block, I realise that smaller blocks and townhouses/apartments means more affordable living. This will encourage younger families which is what the Redlands needs.
	Will be great for the Redlands, as the community has grown so much in the past 10 years.
	Wish it was under way now. Planb to move away rom the Redlands in the next 12 months due to work. This would stop us moving. Too late for us now. Limited work in the Redlands.
	wonderful use of this great site can enhance our whole region. You dont mention, ferry stop or bus stop, I'd like a light rail connection to loagan so anyone living anywhere in Redlands can get by public transport, ferry Bus or train, instead of the 3 hou
	Yep, Urban Living is lovely, Like Redland Heights and Valencia Springs
	Yes - we'd love the island getaway.
	Yes let's keep the cheaper homes together and have covenants like no sheds visible from front and front yards need to be done within three months. Perhaps all homes have to have solar hot water and water tanks. Swimming pool water are sounds great. Awesom
	Yes! Just build a bloody train line!! Think ahead!!
	Yes! The print on your map is too small to read. Suggest next time use a legend.
	You cant stop progress.
	Should be run by responsible people - Joe Fiteni is a good man and builds good houses.
Roads	Access to and from the preceint needs to be a major consideration. Currently the roads between Redland Bay and the rest of the city are under capacity. For the amount of traffic already in and around Redland Bay. The road and public transport system along
	Access to roads and other infrastructure needs to be planned first. Traffic becoming to heavy with roads in Redlands not coping. Minimum 2 lanes on all majors - Victoria Point to Logan important.
	Adequate attention needs to be given to the road system, feeding in and out, of the development to ensure the planned growth enhances Redland City.
	Because of the already busy roads in the Redlands the State and Federal governments need to upgrade roads as this project will bring more cars and so the problem gets worse.
	Decent public transport, better wider two lane roads to and from the development.
	Development in the Redland City is a plus for the area - employment and progression. The road infrastructure and

	public transport need to be considered also as increasing the population in the southern city will have a detrimental effect on the roads
	Development in the Southern parts of the city should have been supported by extension of the rail line into the area. Without this this whole area will decline in attraction. Buses have not solved the problem and dont service everyday of the week. Trains
	Hopefully roads would be upgraded for easy access to the area
	How are you going to get all the cars out of shoreline? Infrastructure leading out to M1 Highway. Im not happy about more people coming to the Redlands as it is already so crowded - but people have to live somewhere - but the last destruction of our fauna
	I love the look of what you're proposing. I grew up in the Redlands and would love to see it 'better than Redcliffe'! But you HAVE to address the access issue. Transport is THE big issue in the Redlands. Mt Cotton Rd/Mt Gravatt/Capalaba Rd is one long
	I strongly support this urban village as long as Cleveland-Redland Bay road is upgraded to 4 lanes from Magnolia Parade up too were this village comes out as we have already congested road now with the population we have now.
	i think people want more open corridors and to feel in touch with nature where they live, if you can create this your on a winner.
	the roads north and south from the devolpment will be a concern.
	I think you missed one very important question - is there anything else you would like to support this infrastructure?
	My answer would be the need for development to roads, in order to minimise congestion. We need better roads that can handle more traffi
	I would like to see the surrounding roads improved, perhaps dual lane and improved traffic flow towards Victoria Point from Redlands to accommodate the increase in people.
	If an urban village is created it will attract many people. That means we will need better orads, better parking options etc so the locals will not be excluded on weekends and public holidays. Also water, energy, education and roads and health provision n
	If any development ensure that there is adequate public transport and road infrastructure to accomdate poulation growth. Fibreloop for communications is mandatory along with cost effective sustainable power supply.
	If deveelopment is successful, all roads in and out of Redland Bay need to be upgraded to replace: 1. Conjection - Grenhouse Polution. TRaffic. The need for more shopping centres, there are numerous empty shops in Redland Bay at present
	If this development considers the wildlife and ecosystems in this area and tries to minimise the impact, the cycle path options etc are more appealing. With a high increase in population though more investment will need to go into road and transport infra

	If this goes ahead, something desperately needs to be done about traffic flow with the amount of cars travelling on roads meant for minimal traffic.
	Infrastructure, roads, public transport etc. It is non-existent in this area.
	is there going to be an improvement in the infrastructure as far as commuting to the city? as the roads are busy now!
	It will only work if the state government expands the roads to stop congestion. They also need to step it up and fix some intersections that have already been paid for like the end of Anita St and Cleveland-Redland Bay road.
	Its unfortunate to see prime small crop farming land being covered with concrete slabs. I hope with all the extra vehicles on Redland Bay - Cleveland Rd to Victoria Point will be widened as at certain times this road is already at a stand still, as part o
	Just to remind you of the traffic problems that exist today and how this will become very worse and that roads should be widened (to and from) before building anything. I think the open space corridor on Orchard Road should extend a bit further either si
	Main roads are too congested for more residential
	Make sure the road infrastructure both in and out of the village is excellent otherwise it will annoy us all. It is already frustrating.
	My main concern is about the environment , creek and waterways that lead to the mangrove areas on the Bay , and the main road in and out of the proposed Shoreline development . The main road needs to be widened with safe traffic light intersections to cop
	Need something for all people, retired. Transport from and back, good bus. Green area. Roads wide for future growth. Sounds like a nice place to be.
	Please ensure more access in and out - i.e. more feeder roads as if traffic has to come via Vicky Point or Shailer Park, it might get very clogged.
	PLEASE FIX THE ROADS BEFORE ANYTHING IS DONE TO DEVELOPE THIS SITE.
	Road access, People living outside urban village complet would use facilities frequently.
	Road and public transport infrastructure is insufficient to handle this development and it would distract from the lifestyle of existing residents.
	Roads are already becoming congested around Redland Bay and Victoria Point, Main road from Victoria Point to Redland Bay should be upgraded / duplicated before it becomes even worse with the proposed added population. There is a need for a fuel outlet for
	Roads to and from this area will need to be upgraded
	Roads will have to be upgraded. No ferry as there is no channels in this area. At low tide a lot of the water is gone out, no boat ramp as you cannot launch at low tide. If these are allowed to happen it would mean they would have to

	dredge channels to ge
	Single lane road access to Redlands is already under pressure and with this and several other developments going ahead Mt Cotton Rd. Redland Bay Rd. and Duncan Rd. cannot cope now so how will they take another 20,000 cars.
	There needs to be 'light contro
	Stop making roads narrower and stop trying to make a building block smaller.
	Support as long as the road network is upgraded to Victoria Point as well.
	The development is too large for the size of the area. There is no suggestion of improving the road structure which means instant traffic jams in peak times. Why does all development have to be so big, just enjoy what is there.
	The major road access must be upgraded prior to the development being implemented.
	The southern bay islands residents have a large impact on Redland Bay, particularly with heavy traffic during peak times. Pedestrian crossings and reduced speed limits are necessary to keep the streets safe for elderly residents. I would not like to see
	There are already too many people living in Redland City.I have known people living in Redland Bay who cannot get out of the place in the morning.Our roads can't cope and we don't want more roads.
	There would need to be upgrade and new roads as this infrastructure would make traffic alot busier in the area.
	This project will create negative impacts on already high usage roads in an area already lacking infrastructure.
	Too many people live in the Redlands already, Hospitals, doctors are over crowded.
	Public transport in the Redlands is unreliable.
	Tried to log on to this survey online on 23 June but it had already closed (before midnight). We would like Orchard Road Southern end to be sealed. We support the closure of Orhard Road to through traffic.
	Until Redlands has adequate roads and public transport a development of this size should be delayed. Driving from this area to Victoria Point is already a problem due to the main road only being 2 lanes.
	Want to know where the access in out of Scenic Road will be? More information about the facilities that will come with the development.
	Wide Roads
Environment	As we are looking so much on the foreshore, we need to retain all the foreshore. Native trees are also critical gums.
	Don't destroy the mangroves, you'll regret it!
	Dont forget the Koala population, where is their habitat? It will be destroyed and Redlands will be just like any other suburb / city that is losing its "soul".
	I do not think this urban development is necessary for the Redlands community. It is important that we have an equal

	balance of infrastructure and nature and developing this land would substantially decrease the I disturbed land within the Redlands. As we
	I feel that putting such a development in this delicate area is huge mistake. Our environment is delicate, especially being so close to the bay, an increase in population will destroy it. I am a life long local and I've watched the area slowly being destr
	I think its a great idea but hopefully it can be done with minimal environmental impact. Would be great if it was a self sufficient village using recycled water and solar power.
	I think the development of Jetties and a ferry terminal is ridiculas as the depth of water is very shallow and any sort of dredging will affect the marine life and shallow banks in the area as there is minimal tidal movement.
	If it comes it would be great with all the facilities / jobs etc but it would also come at a cost to the wildlife which is already under threat.
	If this development considers the wildlife and ecosystems in this area and tries to minimise the impact, the cycle path options etc are more appealing. With a high increase in population though more investment will need to go into road and transport infra
	Leave natural wildlife / green park zones
	Lots of bird attracting trees should be planted and the area should have a common theme throughout e.g. seaside/country.
	Maintain natural environment e.g.. Bay side living, not jammed up housing.
	Minimize the small lot component to a particular area, if necessary.
	Functional unit sites would be preferrable to form an area centre around the shop/office region.
	Foreshore area in whatever form must be maintained unlike some of the areas current
	More areas needs to be left to go back to its natural state. No medium or high density housing - that is not right for this area.
	More parks, reserves and wildlife corridors with indigenous native plants to provide habitats of local wildlife.
	My main concern is about the environment , creek and waterways that lead to the mangrove areas on the Bay , and the main road in and out of the proposed Shoreline development . The main road needs to be widened with safe traffic light intersections to cop
	No dense housing

	<p>No over development</p> <p>Lots of greescapes</p> <p>Project Current Wildlife areas</p>
	Please do not make it a terrible place for wildlife to live. Minimal water sports (motor boats / jet skis) some forest and wildlife parks. I am all for improvement but consider non-humans too please.
	Preserve the natural ecosystem as much as possible please.
	<p>RE Question 9: Can only support if NO impact on wildlife such as Koala's</p> <p>Also concerned the infrastructure and additional burden of Cleveland Train station</p>
	Regarding public access to the bay, I support limited access so that the degradation caused by people is only in small, manageable areas.
	Request the Council to be very specific on building control and emphasize the need for space and maintenance of natural bush & trees prior to building commencement.
	Retain natural feel to newly developed area
	Se above, please send extra copies for many of my clients (world wide) who are interested in investment in this area.
	since the town centre shops were built in Victoria point, we now do not see Koalas in the park next to us, we used to have regular koalas up to then.
	Suggestions for australian fruit trees should be: Custard Apple, Grumichama, Paw Paw, Strawberry Guava, Mandarin, Acerola, Midgym Berry, Beach Cherry, Atherton, Rasberry etc - These seem to have least trouble with fruit fly and bats.
	The most important part of the redlands to me is its preservation of peaceful natural areas. Wildlife is important. The bay is very important. Traffic and overdevelopment are biggest negative. Facilities to Transport need to be in place before development
	The Wildlife creatures have absolutely representation in this process concerning them or their habitat.
	There are very few foreshore sites left untouched, and I think we owe it to our wildlife to leave this foreshore alone. At the very least keep development as low impact as possible.

	This area is too important to biodiversity to develop. We need to preserve these unique areas for future generations & our precious wildlife
	This proposal does present an unique opportunity to improve the local landscape and provide increased habitat and employment.
	This proposal will only lead to more destruction of open natural land and bring more houses, people, cars (with the likelihood of attracting some undesirable people and crimes committed).
	To keep the environment ecofriendly, natural - no high rises.
	Urban development would cause too much in the way of carbon emissions, traffic congestion, pollution, loss of wildlife habitat and loss of farmland.
	We are losing too much land to wildlife as it is.
	Wildlife environment first, then humans are happy
	Would like to see houses with their own Solar power. It looks great! Good luck with it.
Public transport	Adequate public transport has not been bought up. The development must have a bus rail link. Streets must be designed to allow bus width. Northlakes is a prime example. Future provision for rail would be desirable. Lobbying governments should be included
	As mentioned transport is an issue that has not been addressed sufficiently. It would be a grave mistake if no effective integrated transport solution is proposed before building takes place. A golf course would be good!!
	Availability of public transport would also need to be considered along with the other major infrastructure requirements.
	Decent public transport, better wider two lane roads to and from the development.
	Development in the Redland City is a plus for the area - employment and progression. The road infrastructure and public transport need to be considered also as increasing the population in the southern city will have a detrimental effect on the roads
	I think there should be more public transport particularly on extended rail services. Trains are very popular and don't clutter up the roads like buses do!
	If any development ensure that there is adequate public transport and road infrastructure to accommodate population growth. Fibreloop for communications is mandatory along with cost effective sustainable power supply.
	Increase taxi numbers, improve public transport, undercover play areas, BBQ picnic facilities under shade.
	Infrastructure, roads, public transport etc. It is non-existent in this area.
	Is it possible to make a Southbank / Redcliff type lagoon or clear some of the foreshore to make a man made beach?
	Make sure there is transport readily available i.e. not a bus every 2 hours. The youth and elderly need to access it by

	public transport.
	Is the development by plans for public transport links to Brisbane or other town centres?
	Must have good public transport connections, police, ambulance & Fire services
	Need something for all people, retired. Transport from and back, good bus. Green area. Roads wide for future growth. Sounds like a nice place to be.
	Please consult with the state government to consider developing a transport hub and car park at your proposed "Public viewing jetty and ferry terminal" by relocating the Weinam Creek Facility.
	Public transport
	Public transport a must
	Public transport to Cleveland & Logan.
	Road and public transport infrastructure is insufficient to handle this development and it would distract from the lifestyle of existing residents.
	Supported as long as there is adequate public transport.
	The plan looks great and has been well thought through. However, it completely ignores the fact that we already have an overload of traffic on our roads, creating another suburb or 'urban village' will mean lots and lots more traffic on our roads. There i
	Until Redlands has adequate roads and public transport a development of this size should be delayed. Driving from this area to Victoria Point is already a problem due to the main road only being 2 lanes.
Density concern	AS little highrise / high density as possible.
	Development of more residential property in the Redlands is essential to ensure that people who grew up in the area do not have to move away to find housing. A variety in accommodation density types is desirable to support this.
	don't make too cramped, i think it will beautify the area
	House blocks should be 900m2 and bigger. Not small crappy little blocks. We strongly oppose to small blocks.
	Housing areas need space for parking extra cars and visitors. Small streets can create a closed trapped feeling - uniform tree planting can create visual harmony. Quality building materials look better over time and will create future value - preferred to
	I believe Redlands needs to look at high density housing to help with protecting the land for future generations. We have already lost most of our farm land and need to preserve our bush as much as possible while still allowing for growth. High density see
	I do not want to see a "sea of houses" stuck close together - future slums. Please ensure covenants for better quality housing. eg. Victoria point - dreadful

	I suggest the area be less concentrated with housing to retain the Redlands green spaces that we all appreciate. Roads, hospitals and schools are not in place to handle such a large increase.
	Informal open spaces preferred on foreshore - sports ovals dont need water views. Keep foreshore access natural as much as possible - 'waterpark' could be changed to focus on use of the natural bay as a waterpark with deep water access, incorporating board
	Keep high rise out of the Redlands
	Lets learn by other countries. If the human population must keep growing it has to be in highrise. We cannot, I repeat CANNOT, keep spreading out at the expense of the natural bushland and wildlife. Australia cannot support a big human population as is be
	Minimize the small lot component to a particular area, if necessary.
	Functional unit sites would be preferable to form an area centre around the shop/office region.
	Foreshore area in whatever form must be maintained unlike some of the areas current
	More areas needs to be left to go back to its natural state. No medium or high density housing - that is not right for this area.
	No dense housing
	No over development
	Lots of greescapes
	Project Current Wildlife areas
	Please don't turn shoreline into another overcrowded suburbia.
	Small lot housing looks cheap and messy. If you must put any residential in this development, blocks should be at least 600m2 or larger. Therefore also allowing families room to move and not hearing your neighbours television. We moved to the bay 20 years
	Stop making roads narrower and stop trying to make a building block smaller.
	The design of the precinct must stop it becoming a rent "ghetto"

	The plan looks great and has been well thought through. However, it completely ignores the fact that we already have on overload of traffic on our roads, creating another suburb or 'urban village' will mean lots and lots more traffic on our roads. There i
	Too many people live in the Redlands already, Hospitals, doctors are over crowded.
	Public transport in the Redlands is unreliable.
	Would like more info. Proposed Housing Density? Commercial facilities?
Traffic	I LIVE IN AND WISH TO KEEP THE OLD STYLE OF REDLAND BAY, GOLF COURSE END REMAIN THE SAME... THIS WOULD FURTHER BRING TRAFFIC TO BOUNDARY STREET THAT IS ALREADY BAD ENOUGH...
	I WOULD PREFER LESS TRAFFIC.
	In supporting an urban village I urge you to provide infrastructure. A library, 50m pool, picnic shelters and public toilets. I would also advise on a traffic calming design to discourage after hours 'hooning' and a few security cameras on the roads in an
	Just to remind you of the traffic problems that exist today and how this will become very worse and that roads should be widened (to and from) before building anything. I think the open space corridor on Orchard Road should extend a bit further either si
	Only if you consider the future traffic arrangement's for the arterial roads and be responsible to get government implementation to widen and improve traffic safety
	Overall impressed with the plan but transport is the issue. Redlands is already congested. Also losing that urban, rural outlook - the village atmosphere is disappearing along with the farms
	Provide infrastructure to cope with additional traffic and residents such as roads, schools and shops.
	Slow the traffic down, the whole area should be a wild life zone. Where wildlife are likely to cross roads impose a 6pm to 6am speed restriction zone with electronic signage. Urban blocks minimum of 700 squares which are safe places for the kids to play.
	Speed restrictions
	Support is increased traffic is managed properly
	The most important part of the redlands to me is its preservation of peaceful natural areas. Wildlife is important. The bay is very important. Traffic and overdevelopment are biggest negative. Facilities to Transport need to be in place before development
	The plan looks great and has been well thought through. However, it completely ignores the fact that we already have on overload of traffic on our roads, creating another suburb or 'urban village' will mean lots and lots more traffic on our roads. There i
	The southern bay islands residents have a large impact on Redland Bay, particularly with heavy traffic during peak

	times. Pedestrian crossings and reduced speed limits are necessary to keep the streets safe for elderly residents. I would not like to see
	Traffic Problems, noise, fresh vegetables gone, increase crime.
	Urban development would cause too much in the way of carbon emissions, traffic congestion, pollution, loss of wildlife habitat and loss of farmland.
	Very concerned about the current traffic levels. How is the current infrastructure going to cope. Observe the traffic along Cleveland-Redland Bay road at 8-8.30 & 3-3.30 - 4pm you will see what I mean. also Boundary street & Gordon street.
	We continuously have to add to housing for our growing population but with most people working in Brisbane I can see major traffic problems especially with only one way South and one way North out of your proposed development.
	We live locally and have the following concerns:
	1. Traffic congestion and access to our property
	2. Increased Noise levels
	3. Increased population generating issues of crime and security
	4. Lack of consultation with neighbouring properties
	Wildlife & humans cannot cope with Redlands excessive traffic already. Creating more would be a disaster for us all.
Employment	Development in the Redland City is a plus for the area - employment and progression. The road infrastructure and public transport need to be considered also as increasing the population in the southern city will have a detrimental effect on the roads
	Employ local people and builders. Not interstate or foreign workers.
	Employment, schools, shops within walking or cycle distance. Free car parks. Security: Police, fire, hospital etc. Dogs allowed on leads on beaches etc.
	feel it will be important to have opportunities for local architects (as in myself) and local builders to participate in the development and hence retain money within the redlands.
	Find work for the unemployed.
	If it comes it would be great with all the facilities / jobs etc but it would also come at a cost to the wildlife which is already under threat.
	It needs to create jobs for the long term.
	people being able to live and work within their own area is extremely important

	Really sounds wonderful & will create so many jobs, just hope enough investigation has gone into the environment & its sustainability.
	The development would be a much needed boost for the struggling local economy and provide many short and long term employment prospects.
	The Redlands community needs more people to support further economic growth. The RCC requires the proposed infrastructure and support from the proposed development.
	This proposal does present an unique opportunity to improve the local landscape and provide increased habitat and employment.
	We need more jobs in the city for our youth
	Will provide employment for locals for years to come.
Oppose	As mentioned in question 8. You will be destroying even more native habitat in the Redlands. The wildlife corridors, overpasses and underpasses are nowhere near sufficient.
	Can't stop over-development so there is nothing more to say, money talks. The Redlands should be a food producing area not a concrete jungle. 'Paved paradise - put a parking lot....took all the trees put em in a tree museum, charged the people a dollar
	Development / over population destroys. Believe it or not, the gold coast was a nice place to live until the early 70s.
	Development more high rises in areas already developed eg. Capalaba. Don't build more houses further along the foreshore. Don't cover the wonderful bushland with concrete.
	Find somewhere else to develop like Ipswich or Logan. It is an absolute disgrace that over development of Redland Bay already. A once beautiful spot, your company is about to make it worse!
	I object to the approach taken by Fox and Bell in lobbying community for support of this development which contravenes local government and state planning policies particularly regarding the urban footprint. This approach is deceptive and misleading. In a
	I think I have made it quite clear that I do not approve of any development on this site.
	I would like this part of Redland Bay to be left as it is.
	It is a shame to ruin the area with more development and pack more people into the area.
	Leave it alone
	Medical centres are for sick people. Primary schools create too much traffic at peak times. To make open space you will have to chop down trees and clear bushland. Wildlife do not need corridors if you do not build on their land. Redlands does not need m
Soft infrastructure	I strongly support this development if it will have human services built in. The Redlands is service poor and poor around the areas of public education. Depending on the type of socio-economic demographic you are aiming for it will

	put an even heavier str
	In supporting an urban village I urge you to provide infrastructure. A library, 50m pool, picnic shelters and public toilets. I would also advise on a traffic calming design to discourage after hours 'hooning' and a few security cameras on the roads in an
	Infrastructure such as Redland City hospital, schools and arterial roads should be upgraded accordingly.
	Lets look at the 'other' facilities including library, sound 'strip' shopping.
	Some priority should be given to the availability of Government and Professional services e.g. Centrelink, Post Office, Medical Professionals.
	Personally I would prefer an absence of fast food outlets and liquor and gaming available only through register
	Southern Redland Bay lacks facilities and shopping at present. This development could help this situation ?
	Too many people live in the Redlands already, Hospitals, doctors are over crowded.
	Public transport in the Redlands is unreliable.
	Units & eating areas around Raby Bay are popular so something similar would be nice! Seafood restaurant would be good & pizza & cafe.
	Would like more info. Proposed Housing Density? Commercial facilities?
Train	A bridge to the island and the rail link mentioned above would enhance the whole of the Redlands area. Development should encourage all age groups to the area - singles, families, retirees. Looks great. Upmarket RV Park for short term visitors to the Redl
	Adequate public transport has not ben bought up. The development must have a bus rail link. Streets must be designed to allow bus width. Northlakes is a prime example. Future provision for rail would be desirable. Lobbying governments should be included f
	Maybe look at a light rail to connect up with Beenleigh - making the area easily accessible to more people from other areas. Also the area needs a good 'tide-up' around the existing ferry terminal, maybe a restaurant and highrise parking?
	Need a Railway Station
	RE Question 9: Can only support if NO impact on wildlife such as Koala's
	Also concerned the infrastructure and additional burden of Cleveland Train

	station
	Yes! Just build a bloody train line!! Think ahead!!
	Yes, a small rail running from Redland Bay right around thru the new shoreline devolvement back to Red land Bay Village.ie Monorail...but built to run along on the ground.
Beach/Water Park	Go to the strand Townsville Airlie Beach, Cairns, Wynnum, Redcliffe & Manly NSW for ideas and inspiration & knowledge of what will work on a foreshore area that attracts may local families as well as tourists to the Redlands.
	I believe you could encourage water sports such as stand up paddle boarding, kayaking etc. We dont have any of this yet we live on the waters edge. We may as well be living in a Brisbane suburb.
	Is it possible to make a Southbank / Redcliff type lagoon or clear some of the foreshore to make a man made beach?
	Make sure there is transport readily available i.e. not a bus every 2 hours. The youth and elderly need to access it by public transport.
	Make it a destination like Wynnum, people will travel to go there and local business will benefit.
	That foreshore is a bit mangrove/muddy, so do you propose to bring in sand or do a swimming enclosure?
Infrastructure	Get the infrastructure sorted out first before increasing the population relying on it - systems are bad enough now without further overloading.
	If an urban village is created it will attract many people. That means we will need better orads, better parking options etc so the locals will not be excluded on weekends and public holidays. Also water, energy, education and roads and health provision n
	Infrastructure that will support such a development needs to be addressed before you start on the development - currently the Redlands has problems and such a development will only serve to exacerbate them
	Infrastructure, roads, public transport etc. It is non-existent in this area.
	The Redlands community needs more people to support further economic growth. The RCC requires the proposed infrastructure and support from the proposed development.
Larger blocks	Block sizes should be minimum 600m2, smaller blocks = overcrowding / lower class citezens. cheap houses = rentals.
	Upgrading Cleveland / Redland Bay Road BEFORE development.
	Consider the option of bigger blocks - if acreage (or 1/2) was on sale I'd buy. People shift to Redlands for family and shift often to go to acreage but no developments are available like Capalaba, Mt Cotton. It would be very attractive to have a section
	Larger blocks for houses would be nice and good quality houses that are not too pricy
	Larger/acerage properties on this development would be ideal.

	Small lot housing looks cheap and messy. If you must put any residential in this development, blocks should be at least 600m2 or larger. Therefore also allowing families room to move and not hearing your neighbours television. We moved to the bay 20 years
Boat ramp/marina	Get as much as possible zoned out of Marina park. Concentrate on Marina activities as there is almost nothing north of there. Introduce boat repair / maintenance / skipping and cross fit facilities around the - capacity in Redlands.
	If the marina area can not be included in this project is there are proposal currently with Council to develop the "Marine Facilities" South of Weinham Creek.
	Sort out the lack of public boat ramps they are already overcrowded
	There is nowhere on the plan for a boat ramp
Design	The development to have a strict design code to avoid the monotony existing on "Fiteni" estates. Houses are excellently built but lack design concept.
	THERE NEEDS TO BE A MIX OF AFFORDABILITY / LOT SIZES IN THE RESIDENTIAL LAND PRECINCT. LOOK AT SUCCESS OF NORTH LAKES AND FOREST LAKE WHICH HAS SOME AREAS OF SMALLER ALLOTMENTS THAT ARE AFFORDABLE FOR FIRST HOME BUYERS AS WELL AS SOME LARGER LOTS FOR BIGG
	This area shouldn't be thought of as a way of Fetini and Fox and Bell to recoup the money they outlayed when the possibility of a Norman gold course was on the cards.
	You only get one chance to do this right. Small lot housing and lower quality homes wil
	Tiked to Greg Bell. Has all the land been bought? Yes, idea for a planned development. Dual water supply? Walkway/bikeway to Weinham creek OK past waterfront easement, market garden on very productive land. Community garden can be a bit of an eye sore eg.
High school	High school required
	I cannot stress of the importance of a high school enough - it is a must.
	please give us a new public high school
	We do not need a primary school so much as a high school. Year 7 is moving to high school, and this will mean less students in primary and more in high schools, which are already struggling to accommodate students, such as Cleveland High, which you now no
Neighbouring infrastructure	As I live just outside this area, are the houses surrounding the development going to have access to town water - sewerage??
	Can the existing area of development at the end of Scenic Road be included in the development with sewerage, NBN, foreshore upgrade, roads, curbing and guttering please.
	I live in Vine St Redland Bay and I would love to see this project go ahead as it would improve this neglected part of the Redlands hugely. Would be nice to see this development dovetailed into the communities that already exist in

	Southern Redland Bay. C
	I live in Vine St which is just at the edge of the proposed Urban Village and would be keen for town sewerage to be made available to the existing houses in the area.
Neighbouring infrastructure Total	
Farming	Its unfortunate to see prime small crop farming land being covered with concrete slabs. I hope with all the extra vehicles on Redland Bay - Cleveland Rd to Victoria Point will be widened as at certain times this road is already at a stand still, as part o
	Keep market garden growing to provide direct sales to the local public and provide alternative employment. Holiday resort - access to islands, water activities - private jobs.
	Traffic Problems, noise, fresh vegetables gone, increase crime.
Opposition	Redlands has been spoiled enough.
	We do not need more houses, people and cars. Redlands should be developed into
	a "quaint", village like area as a gate-way to the bay islands.
	Stop multi building in redlands, Try logan they need it we dont.
	We don't want a north lakes money grab. If we wanted to live in suburbia we would have bought in the city.
RV Facility	NO ONE HAS CONSIDERED THE LARGE POPULATION OF RECREATIONAL VEHICLE LOCAL & ALL AUSTRALIA THAT SHOULD BE ABLE TO HAVE ACCESS & USE THIS BEAUTIFUL AREA. WE BIKE RIDE, WALK, FISH & SUPPORT THE ENCOMY
	PLEASE ALLOW AN EMERGENCY STOP OVER AT THE VERY LEASE.
	WHAT ABOUT THE HUGH NUMBERS OF NATION WIDE CARAVAN USERS COMPLETELY OVER LOOKED.
Tourism	I hope to see more tourist to visit Redland and shoreline in the future.
	I would like to see, accomodation for international visitors. Would also like think that builders other than those mentioned may build in this area as well.
	redlands need updating, such a waste at the moment of a beautiful area, should be a tourism to bay islands hub. opportunities abound for area, proactive council /gov needed!
Appropriate	A much better site for development than outer areas at Ipswich and towards Beaudesert.
	A new development in the redlands where the land has already been cleared for farming would be more desirable than having to clear trees and wild life. This proposal would be a good location.
Bridge	A bridge to the island and the rail link mentioned above would enhance the whole of the Redlands area. Development should encourage all age groups to the area - singles, families, retirees. Looks great. Upmarket RV

	Park for short term visitors to the Redl
	Bridges to the islands in order to be part of new community. Keep a village atmosphere. Plenty of space and greenery. Cultural / Art Centre for community workshops, lessons etc.
Crime	Really dislike high density cheap housing, leads to unrest .. troubled youths .. graffiti .. crime. What we love about this area is that it's peaceful, safe and beautiful. Don't wreck it!
	We live locally and have the following concerns:
	1. Traffic congestion and access to our property
	2. Increased Noise levels
	3. Increased population generating issues of crime and security
	4. Lack of consultation with neighbouring properties
Diversity	It would be nice if that it wasn't just targeted for a certain age group and culture's, I would like to see something that's multicultural, easy to get around and something that all age groups would enjoy.
	This new area needs to be friendly with a wide mix of age groups catered for.
Emergency services	Must have good public transport connections, police, ambulance & Fire services
	This area is remote and lacking in services and infrastructure. How will police, fire B and ambulance access and respond to community needs. How will people without cars access schools, uni, work and hospitals.
Family	A very family orientated development as this appears to be, would be a bonus for the redlands as it is all within the local area. It would keep people enjoying out local area without having to go to the Gold Coast at weekends.
	Long needed, love living here, been 12 years now. We live in such a beautiful part of Queensland, also Australia. More family development we can introduce to our area the better, without compromising the beautiful flora and fauna that we are renown for.
Golf course	It would change everything we love about redland bay. would no longer be a sleepy town. If development has to go ahead, a golf course with high end housing on large blocks would be preferred.
	Refer to Question 8
Over 50s housing	Allow for a mix of house sizes so grandparents can buy small homes near their families, and be very strict about dog noise.
	The retirement village needs to go, we would not be going anywhere near the restaurant area as it is too close to there. The shopping centre at Victoria Point has been totally swamped by carts with retireees, give the new young families a place to be young

Parking	Enough public parking to meet demands, present & future - FREE
	If an urban village is created it will attract many people. That means we will need better roads, better parking options etc so the locals will not be excluded on weekends and public holidays. Also water, energy, education and roads and health provision
Parking Total	
Picnic	Increase taxi numbers, improve public transport, undercover play areas, bbq picnic facilities undershade.
	Somewhere to picnic with family out of house (close) to enjoy somewhere to eat, watch shows and banks, talk and meet people, long walks and bike rides.
Shopping centre	If development is successful, all roads in and out of Redland Bay need to be upgraded to replace: 1. Conjunction - Greenhouse Pollution. Traffic. The need for more shopping centres, there are numerous empty shops in Redland Bay at present
	Victoria Point has become a major hub for shoppers, movie goers and restaurants. It is fantastic but also getting a bit crowded.
	I think a shopping precinct and restaurants would benefit Redland Bay enormously. Mt Cotton, Carbrook & Redland Bay residents
Swimming pool	Could the swimming pool be heated in winter? Library? Cafe / art centre.
	Redland Bay foreshore lacks amenities for our youth and family open space parks are not enough. We need public pools etc.
Thanks	Thank you for the opportunity to express my view.
	Thanks for involving us
Affordable	Affordable rentals for pensioners.
Communications infrastructure	If any development ensure that there is adequate public transport and road infrastructure to accommodate population growth. Fibreloop for communications is mandatory along with cost effective sustainable power supply.
Community	South bank settlement cove area? I grew up in Cleveland when it was a village, I would like to see the same sort of village atmosphere recreated.
Disabled	More wheelchair parking, there are a lot of people with permits in the area.
Diversity builders	I would like to see, accommodation for international visitors. Would also like think that builders other than those mentioned may build in this area as well.
Dog park	Dog off leash park needed
Economy	We need some forward thinking to boost the local economy.

Entertainment	The southern part of the Redlands is such a beautiful part of the world, your proposal will only add value to this area. We are im pressed and excited for these changes to go ahead. We need great restaurants and shopping to draw prople to the area to expe
Golf course	As mentioned transport is an issue that has not been addressed sufficiently. It would be a grave mistake if no effective integrated transport solution is proposed before building takes place. A golf course would be good!!
Hotel	I Dont want to see licensed alcohol providing premises on the site
Jetty	The churches in the proposal - it is only there as gloss as many churches are closing the door or opperate from a hall. The jetty, how can this be functional as it would be built in the high tide. Are you going to dredge all the way from Pt Talburpin - I
Mosquitoes	The area designated is mosquito heaven. What measures will be taken to reduce mosquito population?
Noise	<p>We live locally and have the following concerns:</p> <ol style="list-style-type: none"> 1. Traffic congestion and access to our property 2. Increased Noise levels 3. Increased population generating issues of crime and security 4. Lack of consultation with neighbouring properties
Parks	Adequate open areas such as parks amongst residential developments so kids have somewhere close to be able to run around. Small housing lots means more kids on the roads with nothing to do and no room to move. A central skate park would be good. People I
Playground	Increase taxi numbers, improve public transport, undercover play areas, bbq picnic facilities undershade.
Police	If the development goes ahead I think we would need a greater police presence.
Property value	<p>Land release must be controlled to keep land values high to ensure that there is no negative impact on the value of established properties in the Redland Bay / Victoria Point area.</p> <p>A schedule of covenants to an extremely high standard should be imposed a</p>
Resort	Keep market garden growing to provide direct sales to the local public and provide alternative employment. Holiday resort - access to islands, water activities - private jobs.
School	There needs to be a higher emphasis on schools in an area that will very likely attract families.
Schools	Provide infrastructure to cope with additional traffic and residents such as roads, schools and shops.
Seagrass	- Essential to manage stormwater runoff during construction and life of development

	- Adjacent seagrass areas very important and need protection & minimal impacts
Service station	Roads are already becoming congested around Redland Bay and Victoria Point, Main road from Victoria Point to Redland Bay should be upgraded / duplicated before it becomes even worse with the proposed added population. There is a need for a fuel outlet for
Skate park	Adequate open areas such as parks amongst residential developments so kids have somewhere close to be able to run around. Small housing lots means more kids on the roads with nothing to do and no room to move. A central skate park would be good. People I
Sustainability	I would love to see the blend of wildlife conservation and open spaces done properly. Also that housing is sustainable and well thought of for long term. That innovation is shown in the development.
Timing	it needs to be all done at the one time - not spread out over 15-20 years. set up all the facilities and infra-structure BEFORE building any houses, not vice-versa. Spend the \$2billion all in the one go and finish the project.
Views	I would like to ensure people who have paid a lot of money for their land/homes which have views of the water retain those views.

Leximancer Analysis

The qualitative responses to Questions 1 and 2 was conducted using Leximancer. Leximancer is semantic software and can be used in a number of ways to analyse qualitative data. We have included concept maps in the summaries above.

The total suite of tools can be accessed through an online portal, and we are happy to provide access to this to qualified parties. Due to the specialised nature of the software we would need to be present to operate the system.

Another way of using Leximancer is by an Insight Report. We have uploaded an insight report for each of the questions to our website, and they can be accessed by going to www.shorelineredlands.com.au/insight/

Hard copy versions of this report will also have the Insight Reports as attachments.

Attachments

i. Attachment 1 –Questionnaire

ii. Attachment 2 – Leximancer Insight Reports (Hard copy only)