

Phase 1 consultation outcomes

Coastal Building Design Review

July 2023

We've heard what you value Redcliffe Peninsula and Deception Bay.

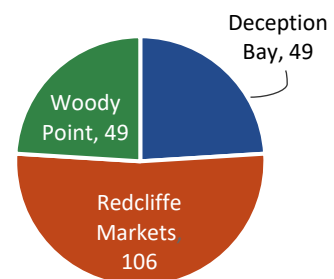
Between 15 May and 16 June 2023 we asked the community to tell us about the built form and design they would most like to see taller buildings take.

Engagement activities included:

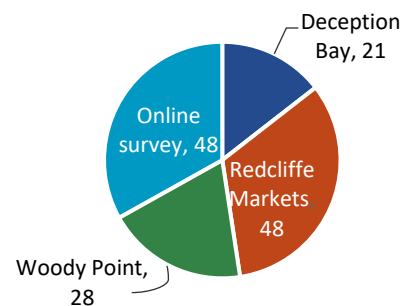
- An online survey about built form options
- Online comments around three design themes: Attractive, Liveable and Subtropical
- Three drop-in sessions at Deception Bay, Woody Point and Redcliffe Markets featuring:
 - Comments on design themes
 - An activity on built form
- A project website with more information yoursay.moretonbay.qld.gov.au/coastal-building-design-peninsula



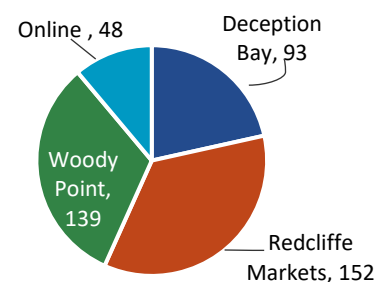
People attending drop in sessions



People providing feedback about built form options



Comments received about design themes



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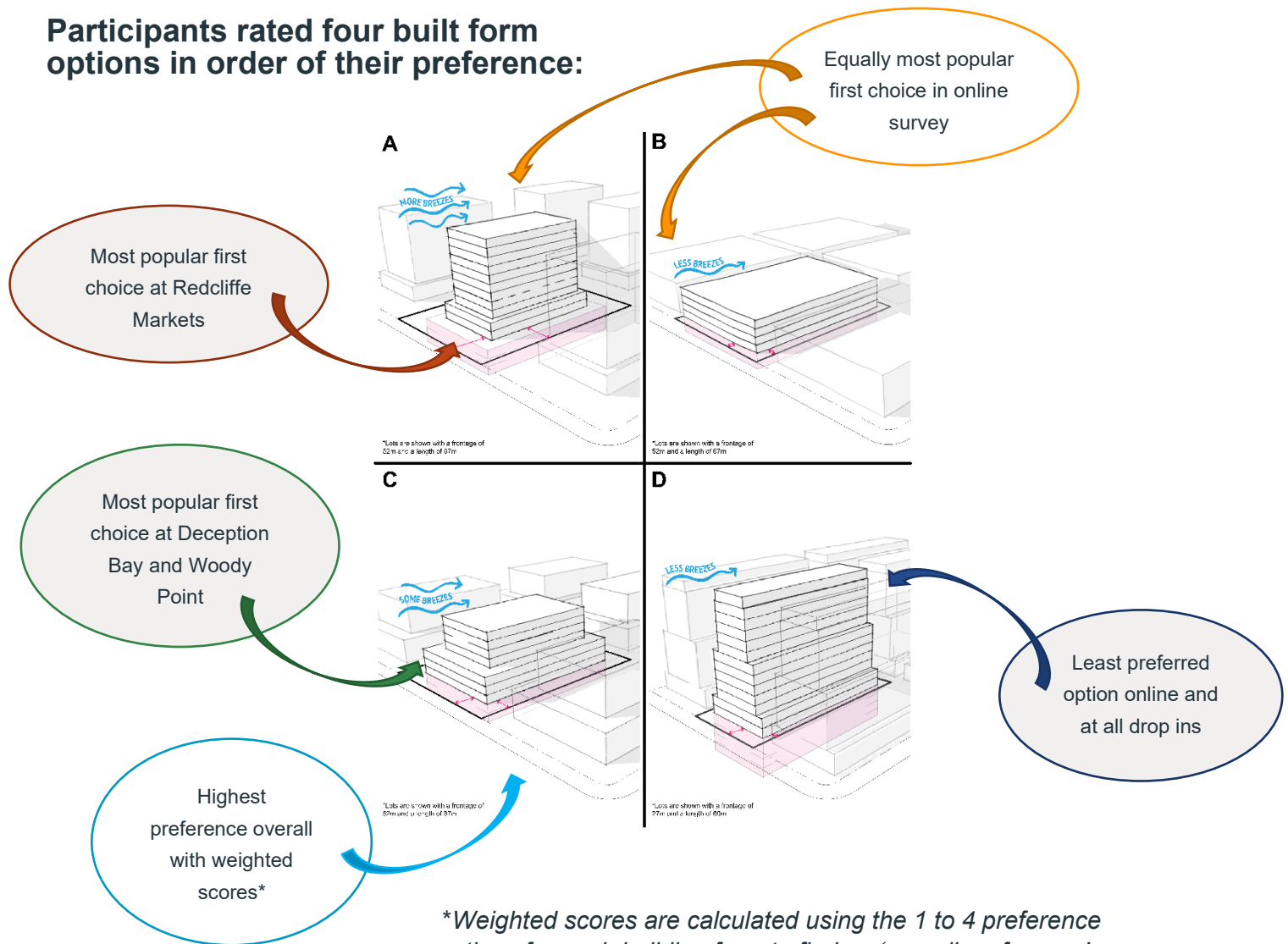
Participants were asked whether building height or setbacks were more important:

Building height
I think building heights should be kept *low* and I understand that this means smaller setbacks
50%



Building setbacks
I think setbacks should be *larger* and I understand that means *taller* buildings
50%

Participants rated four built form options in order of their preference:



*Weighted scores are calculated using the 1 to 4 preference ratings for each building form to find an 'overall preference'

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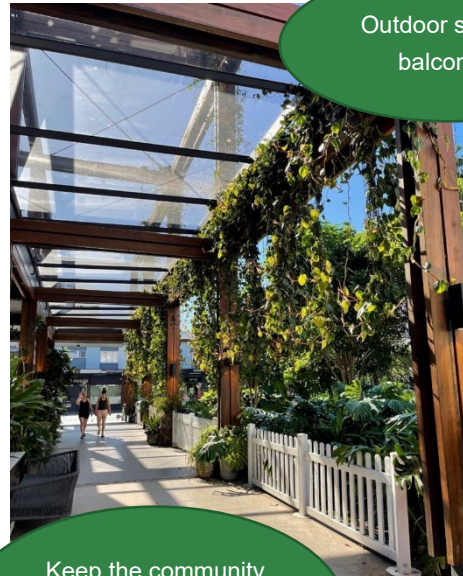
Design theme: Attractive

Key themes emerging from online and drop-in sessions included preferences for:

- Open, airy, architectural designs
- Lower heights along the beachfront, with taller buildings behind
- Use of a variety of good quality materials, avoiding excess concrete
- Colours, materials and style that reflect and complement the local character
- Larger apartments with comfortable living spaces

“Avoid the concrete jungle. Aesthetically pleasing design.”

Woody Point drop in comment



Outdoor spaces, balconies

Keep the community feel. Feels like a holiday every day.

Nice streetscapes. Lighting and footpaths.

Design theme: Liveable

Key themes emerging from online and drop-in sessions included preferences for:

- Avoiding shadows on the beach and neighbouring properties
- Ground floor businesses like cafes, restaurants and shops
- Fully accessible units
- Spaces that build community within and around buildings
- Space to allow sunlight and airflow between buildings

“Accessible design for all abilities in and around the building.”

Deception Bay drop in comment



Eaves and veranda's, Queenslander style.

Natural colours and materials, wood panelling, Colourbond.

Building character should be friendly and look similar to existing houses.

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Design theme: Subtropical

Key themes emerging from online and drop-in sessions included preferences for:

- Retaining existing trees and wildlife habitat
- Adding more greenspaces
- Including trees and greenery in buildings - balcony or roof gardens
- Using subtropical trees and plants
- Sustainable buildings with rainwater collection, solar power and energy efficient design
- Considering sun and wind direction in building design to reduce impacts

“Subtropical design, climate responsible, more open, more green.”

Redcliffe drop in comment



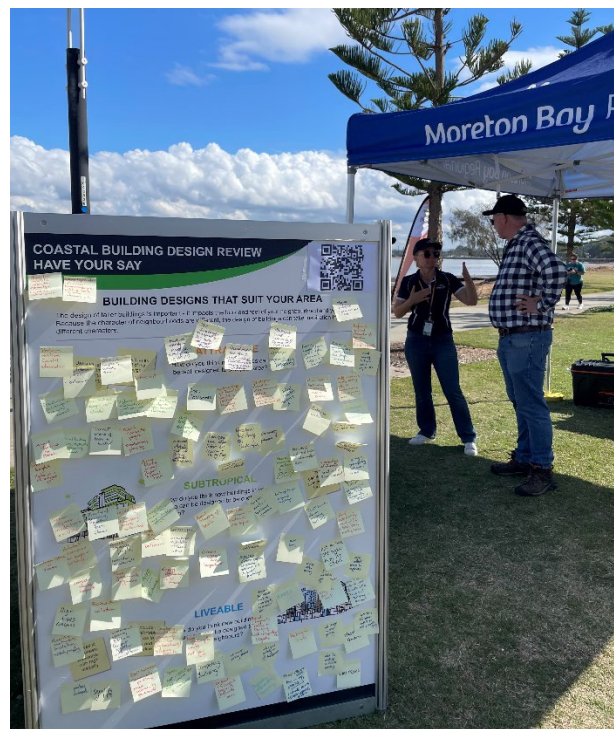
Energy efficient design, solar and water.

Greenery anywhere on buildings, just needs gardens.

Let's build apartments that will cope with climate change.

Next steps

We will be forming a Community Reference Group (CRG) made up of local residents who will help us better understand this feedback. The CRG will work with Council's planners and consultants to help further understand the Redcliffe Peninsula and Deception Bay community's values, and better understand issues and aspirations to inform future building design policies.



Stay involved

There will be future opportunities for feedback on a draft report on proposed future building design policies.

To be notified by email of future engagement opportunities as the project progresses, click the "+Follow" button on the project website.

[Yoursay.moretonbay.qld.gov.au/coastal-building-design-peninsula](https://yoursay.moretonbay.qld.gov.au/coastal-building-design-peninsula)