

Supplementary Materials

Appendix 1: Questionnaire for state planners

1. How do you choose new green field areas for development?
2. How do you choose new areas for higher density residential development?
3. What factors do you consider in deciding whether to expand major transport infrastructure?
4. What factors are involved in where new transportation infrastructure is built?

Appendix 2: Questionnaire for local government planners and private sector planners

1. List the most important factors (**up to seven**) when planning new green field areas for urban development. Rank them in order as: 1= the most important, 2 = second most important, and so on.
2. List the most important factors (**up to seven**) when planning new areas for higher density residential development. Rank them in order as: 1= the most important, 2 = second most important, and so on.
3. If a developer proposes a new green field development proposal outside the current controls in your local plans, what factors (**up to seven**) would you consider to reach a decision in favour of the proposal? Please mention them in order with 1= the most important, 2 = second most important, and so on.
4. If a developer proposes a new higher density residential development proposal outside the current controls in your local plans, what factors (**up to seven**) would you consider to reach a decision in favour of the proposal? Please mention them in order with 1= the most important, 2 = second most important, and so on.
5. Based on your experience, what types of development issues (**up to seven**) would cause most public concerns for new green field development. Please mention them in order with 1= the most important, 2 = second most important, and so on.
6. Based on your experience, what types of development issues (**up to seven**) would cause most public concerns for new higher density residential development. Please mention them in order with 1= the most important, 2 = second most important, and so on.
7. What factors (**up to seven**) are involved in your decision to build new transportation infrastructure? Please mention them in order with 1= the most important, 2 = second most important, and so on.
8. Please indicate, to what extent, you are able to incorporate public concerns in your planning decisions?

Appendix 3: Questionnaire for developers

1. What type of development would your company be most likely to carry out in the next 5 to 10 years?

☐ Urban expansion (e.g., green-field development, new neighbourhood development)

☐ Urban consolidation (e.g., in-fill and brownfield development, multi-story development)

2. What type of land development does your company intend to undertake in the next 5 to 10 years within the South East Queensland region? Select multiple answers if applicable.

☐ Single residential ☐ Grouped dwellings (e.g., Townhouses) ☐ Retirement village

☐ Medium/High rise buildings ☐ Commercial/industrial ☐ Rural residential

☐ Student accommodations ☐ Offices ☐ Mixed-use development

☐ Other, please specify here: _____.

3. Rank the five (5) most important factors that your company would consider in starting a new project (1 = most important, 2 = very important, 3 = important, and so on).

Factors	Rank
a. SEQ Regional Plan/Zoning	
b. Regional market demand (in the next 5 years or so)	
c. Funding/finance	
d. Site development costs	
e. Land price	
f. Profit margin	
g. Environmental constraints	
h. Job access from the site by car	
i. Job access from the site by public transport	
j. Access to other types of destinations	
k. Availability of major infrastructure	
l. Lifestyle	
m. Community resistance to the development	
n. Any other factors (please add here and rank its importance)	

4. Please indicate the likelihood of your company investing in the following South East Queensland sub-region in the next 5-10 years.

Regions	Please circle the numerical response to each region using the following scale: 1= not at all likely; 2 = fairly unlikely; 3 = neither likely nor unlikely; 4 = likely; and 5 = very likely				
Coastal areas (within 1 km of the coast)	1	2	3	4	5
Brisbane CBD	1	2	3	4	5
Inner ring of Brisbane (within 5km to CBD)	1	2	3	4	5
Middle ring of Brisbane (within 5-10 km to CBD)	1	2	3	4	5
Outer ring of Brisbane (beyond 10 - km from CBD)	1	2	3	4	5
Other urban areas in SEQ	1	2	3	4	5

5. Please rate the importance of the following factors if your company is going to develop land in the coastal region (within 1km from the coast) in SEQ in the next 5-10 years.

Factors	Please circle the numerical response to each factor using the following scale: 1= not important; 2 = slightly important, 3 = moderately important; 4 = important; and 5 = very important				
Storm Surge	1	2	3	4	5
Cyclones	1	2	3	4	5
Flooding	1	2	3	4	5
Coastal erosion	1	2	3	4	5
Sea level rise	1	2	3	4	5
Market demand	1	2	3	4	5
Environmental constraints	1	2	3	4	5
Coastal lifestyle	1	2	3	4	5

6. To give an idea of whether your company is a large or small developer, please specify the number and type of development your company has carried out over the last five years.

Number of developments: _____ Type of development: _____
 Number of developments: _____ Type of development: _____
 Number of developments: _____ Type of development: _____