

## **Redland Development Industry Reference Group – Summary of meetings**

The Redland Development Industry Reference Group is a group of development industry professionals working with Council to improve our processes.

The Industry Reference Group was established in 2013 after it was noted as future action by Council following 20 May 2011 forum, the third of the four council hosted industry forums. The forum was attended by 60 industry and council representatives.

Councils must plan for growth and change, and reference groups are one of the standard mechanisms which help officers better understand and work with their communities. Similar Industry Reference groups have been established by other Councils including Brisbane City, Logan City, Gold Coast and Sunshine Coast.

Group membership was invited by expression of interest from development industry companies and professional industry groups.

The establishment of the Development Industry Reference Group was reported in Council's Operational Plan 2012/2013 adopted by Council on 27 June 2012 and published on Council's website as 2012-2013 Operational Plan and Budget Book.

The progress on establishment of Industry Reference Group was reported through the Operational Plan to Council in quarterly reports through Council committee and through General Meetings and voted on by Councillors.

Council has agreed that subject to the Development Industry Reference Group Terms of Reference, a report outlining a summary of all meetings of the Industry Reference Group to date, will be published on Redland City Council's website. The following provides that summary.

### **2013**

#### **20 March**

##### **Membership/Terms of Reference/Charter/Rules of Engagement**

The participants discussed the operation of the group including frequency, location and chairmanship. It was agreed that the group would meet monthly initially and the meeting chaired by the Manager of Sustainable Assessment, with possible rotation. Agendas and minutes would be prepared and sent to the group by Council.

Key comments were that this should be a two way process; constructive (positive criticism); solution based; about outcomes, not just timeframes; collaboration on both sides (for example draft conditions are issued); communication; discussions are without prejudice; contacts from elsewhere can be used improve development in the Redlands; equal participation for all and opportunity for feedback from the group.

##### **General Business**

Final comments from the participants:

- Timing of the roll out of the Single Landscaping Approval Project.
- Suggest a Risksmart process for landscaping applications same as Brisbane City Council.

- Streamline development, the planning scheme should be easier for SMBI.
- Consider self-certification for low risk operational works, clarify the outcome so engineers can design it.
- Applicants are encouraged to use Smart eDA to streamline and speed up the application process.
- Issues need to be defined and addressed.
- Address inter-allotment drainage issues.
- Ensure senior officers are used for more complex applications.
- Ensure that focus remains on main issues, for example plan sealing.
- Address stormwater issues (recurring theme).
- Extent of consultant accreditation to be considered.
- Code vs impact assessment – need better codes and flexible impact assessment.
- Give feedback to Councillors and invite to the meeting on an as needs basis.
- About performance based outcomes rather than prescriptive.
- UR1 densities
- Structure plans - Opportunity for growth by extending the boundaries of the Urban Footprint, as opposed to remote locations separated from existing urban footprint. The presence of overlays can create yield/viability issues on some of these sites.

## **19 April**

### **The Application of Planning Codes**

Discussion that the changes that were introduced through IPA and SPA promoted performance based planning as opposed to the prescriptive P&E Act. The group discussed the Application Coordinator Manual which had been developed to ensure a consistent approach to development assessment in a performance based planning system. A great deal of work had been occurring on ensuring accountability by officers and that decisions were made at the right level. There was discussion on the importance of pre-lodgement meetings and controversial applications being decided by Council.

### **Plan Sealing/Bonds/On and off maintenance processes**

The importance of the plan sealing process was highlighted. There was discussion that the process should be proactive rather than reactive. It was suggested that condition templates could be prepared and populated by the consultants and issued to council for review and approval. There was discussion on what happens in other Councils and potential improvements, such as standard conditions and an Inspection Coordinator Manual.

### **Update on current planning scheme**

Strategic Planning provided an overview of recent amendments to the current planning scheme.

### **Terms of Reference**

Adopted by the group as drafted.

## **14 May**

### **Application Coordinator Manual**

An overview of the Application Coordinator Manual was provided to the group. Key points to note were that this was ensuring officer accountability; processes; managing timeframes and customer service. Noted that we are all part of a process.

### **Planning Scheme Review**

Strategic Planning provided an overview of the planning scheme review in terms of:

- Process
- Timing
- Relationship to State instruments, including the regional plan
- Translation of the existing planning scheme
- Industry and community engagement

### **Single Landscaping Approval Process**

Roll out of this process improvement to commence week of 22 April. No compliance assessment application required, conditions will require landscaping in accordance with an agreed species and density policy. Trial for dual occupancies with a view to roll out for up to 9 unit developments.

### **General Business**

- Seeking expressions from the group on plan sealing and inter-allotment drainage.
- Should retaining walls be on upper or lower lot? Agreement that the Planning Scheme should address this.
- Application Coordinator Manual
  - Comment was a great step forward
  - Qualitative information could be included

### **21 June**

#### **Council's Organisational Structure: What has changed and why?**

An overview of the recent restructure as it relates to Planning and Development was provided to the group, in particular:

- Bringing together strategic planning and development assessment
- Personnel changes
- Listening to our customers
- Empowering people to make decisions
- Embracing reform and making well informed decisions

In response comments from the group included:

- DA timeframes have improved, need to look at operational works
- Timeframes important to industry
- Need certainty
- Need to educate everyone

### **Cleveland CBD Incentives Program**

An overview of the recently adopted CBD incentives program was provided to the group, with discussion including:

- CBD Revitalisation special committee
- Draft application kits
- Relationship to Cleveland Masterplan
- Car parking rates, need long term strategy
- Garbage truck access
- Development advocate officer in Council
- Accelerated assessment kits for smaller proposals
- Accelerated survey plan kits
- Need to see actions not just words, involvement of industry and community necessary

## **18 July**

### **Maintenance Inspections**

The required timeframes to call for Council inspections was reiterated to the group. This led to general discussion on Council processes, including:

- Turf seeding
- Erosion and sediment control
- Practical approach required, for example use of fact sheets
- Disconnect the civil and landscaping inspections
- Maintenance period for stormwater quality assets
- Outstanding bonds
- On maintenance requirements for small developments
- Review plumbing plan sizes and need for as constructed plans
- Consider accredited engineer program, such as at BCC

### **Storm water Quality/Quantity**

General discussion on stormwater matters including:

- The level of information required for an application, right information at the right time
- Need to achieve SPP and planning scheme water quality outcomes
- Affecting viability of small developments
- Should water quality apply below SPP thresholds
- Deemed to comply solutions could be considered
- At MCU or ROL stormwater plan is conceptual
- Ongoing discussions with Asset Managers in Council regarding private assets
- Lawful point of discharge
  - Issues of dealing with neighbours and fragmented land ownership
  - No worsening rules apply
  - Victoria scheme working well
  - Consistency on easements required
- Regional stormwater solutions
- Retention of dams, need policy and consistency

## **13 August**

### **Terms of Reference**

Following Council restructure need to update details. Opportunity to revisit operation of the group which led to discussion, including:

- Timing of meetings, every two months
- Expansion of the group, include economics of development
- Site visits
- Guest speakers
- Presentations to the group
- Efficiency of the group
- Providing information discussed to wider community
- Rotating chair

### **State Assessment**

Reminder that the stakeholder survey for the Queensland Government Planning Healthcheck extended to 14 August. Responses are encouraged to work out what works well in current planning scheme.

### **Planning Scheme Overview**

A broad overview of the planning scheme review was presented to the group, including:

- Community Engagement Strategy and involvement of this group
- Four phases of scheme preparation
  - Review
    - Round Table Briefing Paper (Rural Strategies Futures Strategy Jan 2013 AECOM)
  - Draft
    - City Design and Infrastructure Manual
    - Easy point of reference for developers as well as the Mums and Dads
    - Hope to 'workshop' with the industry to get feedback at the appropriate time.
    - MDR area in Cleveland between CBD and Toondah Harbour can be reviewed with a view to encouraging the young people to stay/move back into the local area.
    - There is a CBD Revitalisation Survey on the website to which everyone is encouraged to respond. We need to drive a successful CBD and need affordable housing to stop the drain to Brisbane's inner city unit developments.
  - Engage
    - Electronic, interactive planning scheme is to be introduced
  - Implement
    - Assessment phase – enhance the process
    - Will bring efficiency and savings
    - Provide transparency
    - Integrate with State Referral Agencies.
    - Previous decisions – history available
    - Ability to track applications.
    - Align planning schemes and PIP to be more in line with the State.
- Further discussion can occur regarding policy decisions once they have been endorsed through Council.

### **General Business**

- There is an infrastructure report (State) that explains the economics of lots and % applied to development for the addition of one lot.

- General discussion on infrastructure cost recovery
  - Costing in the PIP recover about 60%
  - Under capped charges about 40%
- General discussion on affordability
  - Recognise the importance of being aware of everyone's stake.

### **31 October**

#### **Terms of Reference**

Adopted by the group as drafted.

#### **Planning Healthcheck**

This has been completed results to be distributed. The intention is to roll out across the State next year. General discussion, included:

- Incorporate feedback items into planning scheme issues register
- Planning scheme should be supported by Council
- Format must allow for change
- Role of the reference group

#### **CBD Application Kits**

- Kits finalised and their use is encouraged.

#### **Planning Scheme Project**

A workshop was held on issues with the current planning scheme, noting 41% satisfaction reported in the planning healthcheck. Discussion included:

- **Planning Scheme structure**
  - Does the current planning scheme provide a clearly worded, structured framework with appropriate levels of assessment for specific areas/ constraints/ land uses? What are the roadblocks in the current planning scheme to developing in the city?
  - Examples may be around onerous levels of assessment; complexity and possible conflict between provisions; unclear expression of desired outcomes.
- **Planning Scheme policy**
  - Are the policy settings contemporary, appropriate and capable of delivering city building outcomes? What are the policy gaps that contribute to developer/ community uncertainty?
- **Engineering Standards and infrastructure matters**
  - General feedback and areas of concern (examples)
- **Land availability study**
  - Perception of incorrect data
  - Assumption on viability of land to develop
  - Poultry farms create generational lock out of land available
  - Yield 10% variation can throw out viability
  - Overlays – boundaries are not always clear and can incur substantial costs to applicant.
- **Various interpretations of the current Planning Scheme**
  - Council pressure on officers to be consistent in interpreting the Legislation.
- **Relaxations to be consistent**

- Building over sewer
- Setbacks
- Building envelopes despite doing Planning and Development to be included in ROL but remain impact
- Volumetric building envelope
- Cost and risk of dealing with impact level of assessment
- Below 14m impact assessment
- Is 10m block appropriate 12.5 m wide smallest for double lock up garage (single story)
- **Amalgamation for MD Minimum size 1200m<sup>2</sup>**
  - General discussion on number of units on blocks 1 per 200m<sup>2</sup> and possible 40% coverage of site.
  - Downsize demographic
  - Freehold title preferred
  - Land cost highest in Redlands
  - Car parking.
- **Residential 3D type model**
  - General agreement appropriate for Greenfield and model for future subdivision
- **Write the rules to protect the community** but get the outcome.
  - Setback for units
  - Planning Scheme 6m Queensland Development Code (QDC)
- **Engage SEQ with SS code**
  - Easement requirement - Local Government needs to champion issues
- **Density below what scheme sets out**
  - General discussion on area required for residential and apartment blocks.
  - End user determined what can be built – no demand for Multiple Dwelling type living in the Redlands.
- **Car parking**
  - Domestic and Commercial
  - Street boat parking.
- **Key area for future development**
  - Area between CBD and Toondah.

2014

## 5 February

### **Priority Development Areas (PDAs)**

An overview of the PDAs was provided to the group, with discussion including:

- A description of the sites at Toondah & Weinam.
- The Economic Development Act applies, not SPA.
- Extensive planning work has been done.
- Development schemes will be performance based.
- Need to ensure transport links are protected and improved.
- No state referrals on applications.
- Development has to be sustainable and avoid/mitigate any damage that may occur.
- Infrastructure charges will be negotiated via Infrastructure Agreements.
- We are still in community consultation stage. By June this year it should be out as a gazetted scheme. EOI end of April to beginning of July.

### **CBD revitalisation**

A brief overview given regarding Council accommodation in the CBD and a CBD wide car parking strategy.

## Planning Scheme Project

An update was provided on the planning scheme project:

- Since the last meeting
  - QPP finalised
  - Single State Planning Policy commenced
  - Received State Planning Interests in mid-January: work-shopping with State
  - Drafting team formed, commences next week
  - Workshops with Councillors
  - Drafting principles and vision
  - Future Workshop Program based on 5 SPP themes of:
    - Liveable Communities and Housing
    - Hazards and Safety
    - Economic Growth
    - Environment and Heritage
    - Infrastructure
- Looking at
  - Requirements to meet SPP
  - Outcomes and recommendations of background studies and reports
  - Current policy position – draft Strategic Framework
  - Policy/information gaps and recommendations
  - Matters requiring decision
  - Directions for drafting team from the project manager
- Outstanding work includes
  - Rerunning land availability study to plan horizon 2041 (involve UDIA, PCA)
  - PIP
  - Review engineering standards
  - Environmental mapping
  - Other gaps arising from SPP workshops
- Timelines
  - Draft Planning scheme to Council July /August
  - 1<sup>st</sup> State Interest Review later this year
  - Public Notification late 2014 or early 2015
  - We will continue to maintain awareness of state planning reform program and monitor for project impact and opportunities
  - Pre submissions are being added to a data based, acknowledged and are all being considered.
  - Considerable amount of work has been done by consultants to get clarity and accuracy in mapping layers. We have to work within zoning given in QLD planning provisions.
  - Looking at a communication strategy.
  - Councillors are interested in having early engagement with the community.
  - Planning to have first draft to council by July. State review by September. Late this year for public notification or early 2015. Regional plan will be out on public display in a few months, our draft scheme will have to reflect what is in the Regional Plan.
  - Council will have to weigh up whether to go out to the public with the draft SPA or wait.
  - The planning scheme needs to be written as a reality so it can be delivered.



- We are working with other Councils (Gold Coast tomorrow) for drafting team to learn from their experiences.

### **Streamlining the process for release of uncompleted works/maintenance security bonds**

Discussion on the process for bond returns including commencing the internal process earlier; requirement for water and sewer works to be 100%; and no trigger point to return as constructed drawings.

### **New Customer Information Guide being sent following lodgement of an application**

Overview provided on this new initiative. Came about due to the planning health check. We have a focus on customer service and improving our relationship with our customers. For Code, Impact and Compliance applications, an information sheet will be sent from the assessment manager. Applicants will get a call from the assessment manager to let them know they're looking after their application, and follow up with an information sheet with contact details. We are personalising our service to our customers. It will also include our commitment to customers, what they can expect from us. Draft conditions can be provided. Contact us if you aren't receiving the service.

### **General Business**

#### **Building format plan notation process**

Current procedure is a burden. A new procedure has been developed to be put into effect.

#### **Landscaping and Maintenance period**

Question on the requirement to have a landscape architect. Comment that Council seems to be pairing back landscaping due to maintenance required. There needs to be a better understanding of what the maintenance period is for. A developer received a request to empty a bin in a park because it was on maintenance. There have also been incidents where Council requirements are different between approved plans and the on maintenance inspections.

### **14 May**

#### **Local Economic Development Portal Concept**

A presentation was given by Building Industry Online of the concept, including:

- An online portal created to provide a central tool to connect all key stakeholders within a region.
- The portal is not just a directory listing, although it does have this basic capacity to enable maximum exposure to those registered.
- The portals are predominately driven by construction projects, but do not need to be limited to construction projects.
- Ipswich City Council (uses this, has approx 100 members and is still developing
- Not linked to 'eTender'.
- Portal is free within Redlands – as long as the project is within Redlands – it is about supporting Redlands - Outside Redlands info is available for a cost. Premium membership is \$10,000.

- The portal funding model is \$16,000.00 per annum (offset by a profit share on advertising. 80 banner ads at \$500.00 each) this brings the portal cost to \$0 and BIO funding to \$40K to support and run the system for the region. Third party audits – BIO don't validate other than in the disaster portal. It does give access to documents for your use.
- Feedback on the concept requested.

### **Economic Development Strategy**

The consultant commissioned by Council provided an overview of the economic development strategy project as part of stakeholder consultation, with discussion including:

- This is about creating a destination – jobs and growth and challenging the idea of being a dormitory suburb of Brisbane
- ED strategies have been seen before but need to be stronger.
- Should consider need to increase development strategy – decrease dependence on Brisbane.
- Population target – needs further discussion.
- Demographic discussion very important to maintain younger generation.
- Tourism at 2% is very low.
- Needs vibrancy how do we fix Cleveland CBD?
- Advisory Committee Charter being created
- Need to lobby the State to attract investment into the local community
- Infrastructure discounts or waivers attract businesses
  - need to look at this as a clear catalyst
  - as incentives Gold Coast Council are looking at removing the need for an application for new tenancies – trying to make it uncomplicated - just come in and pay rent
  - CBD incentive package is available but it needs demand.
- Economic development board.
- Study will be made available for public comment in the future.

### **Residential Land Supply**

The consultant commissioned by Council provided an overview of the residential land supply project as part of stakeholder consultation, with discussion including:

- Update from 2012 study
- Feedback and insight are welcome.
- A few scenarios for Redlands
- Ties in with Economic Development Strategy
- Lifecycle - Need a first and second home product available to encourage baby boomers to move into something smaller.
- Could end up similar to Noosa where most of the population is aging
- Future is in our hands
- This work will be finalised and sent out for public comment for critical analysis
- Needs to feed into planning scheme
- Study will be made available for public comment in the future.

### **General Business**

A brief update was provided on the planning scheme project, with discussion including:

- Consultation with the group was part of the Urbis project brief with the group invited to provide preliminary feedback to the consultant.
- The report will be available on Council's website with opportunity for feedback using an on-line engagement tool.
- The Urbis work will inform the draft planning scheme.
- There needs to be clarity in the methodology and everyone using the same set of figures.

## **13 August**

### **Tourist Accommodation Incentives Package**

An overview was provided on the tourist accommodation incentives package, with discussion including:

- Council adopted a tourism package derived from the CBD incentives program.
- The package runs until 2016 and is for any scale tourist accommodation.
- \$1.5M infrastructure charges concessions.
- \$0.25M application fees concessions.
- Rating concessions during construction.
- 20 day turn around for applications.
- Applies across the whole city except the PDA areas.
- New planning scheme seeking to remove any impediments for tourism.
- Leverage off recent changes.
- Comment provided that it would be good to have an incentive package for university students.
- Jointly fund a precinct planning process for the Redland hospital area.

### **PDAs**

An update on the PDAs was provided:

- Tender has now closed and 9 groups have submitted EOIs.
- All of a high quality.
- National type groups involved.
- To be assessed with the State over the next 2 months and then a short list will be compiled. Hopeful for end of year results.

### **Timing of Certificates of Compliance – BFP Notation Process**

Confirmed that new process is in effect. This reflects the requirements in legislation. Suggestion that this could become an over the counter process, working together to improve. The customer service process is quite lengthy, could be improved. It was noted that there were new staff on the front counter and that this would improve.

### **Maintenance Periods**

Further to previous discussions, separate maintenance periods for civil and landscaping are required but there are issues with WHS re principal contractor once civil works are complete and site waits for landscaping to complete.

- Confirmed that preference is to receive together, but can manage those lodged separately:
  - Civil first then Landscaping at a later date.

- Separate bonds make it easier for developer and Council.
- Through policy development we can make it clear about what the requirements are.
- Asset owners are now informed when the development is lodged so they are aware of future plans.
- Under Planning Scheme Policy 9 there is a sub project to look at what needs review. This also relates to the PIP.
- We recognise the importance of getting it right.
- Suggestion that we still need to ensure capture items such as bikeways, bubblers, lighting, BBQs, playgrounds etc but not small items such as plant types.
- Civil can go on maintenance first and follow up with landscaping. There is a small overlap with bio basins.

### **City Planning and Assessment (one year on and looking forward)**

Discussion on the operation of the City Planning and Assessment group broadly following formation in 2013:

- The reference group is a key group in providing feedback as to how the CPA team work.
- With a 40% increase in applications lodged in the year and a decrease in staff we were still able to maintain timeframes.
- Strategic Planning are working on catching up on the amendments.
- Customer Service has improved.
- Turning our attention to eplanning
  - PD online.
  - On line lodgements and tracking.
- Work on aligning the hard side (infrastructure groups) with the soft side (planning) which is working well. We need to work with our asset owners to get the policies right and clear roles and processes in place. Planning scheme project is crucial to get the policy right and the rest will follow.
- Huge change over the past few years. We now have the right people and the right structure in place. There is a long way to go but we are positive about the future.
- Priorities are risk smart - 5 day process. Brisbane City Council has now implemented a 5 day turnaround for up to 65 lots. They have moved from first 10 lots to 30 lots and now 65. Time is everything.
- The team is outcome driven now and timeframes are very good compared to a few years ago. Very positive.
- Trying to build the culture and now we are looking at the systems to keep improving.
- Don't lose the current risk profile. Being risk averse is very frustrating.
- Historically it has been quite difficult but recent years have seen improvement with standard conditions introduced. Draft conditions are a great idea. General feeling is that engineering is honourable.
- New staff as well as existing staff improvement in the culture. It is easy to pick up the phone.
- Electronic lodgement needs improving. Would like to see solutions for applications other than MCUs and ROLs.
- Praise for what has been happening in the past 12 months.

### **16 December**

#### **Planning Scheme Project update**

An update was provided on the planning scheme project:

- Council has signed off on the draft planning scheme for State interest review with comments due back from State agencies to DSDIP's regional SARA unit by end of this week.
- DSDIP aiming to put a Briefing Note to Deputy Premier mid-January ahead of election being possibly called late January.
- Response from the minister for agreement to publicly notify due end-February but this is dependent on election timing.
- Additional work is being done on draft policies. They follow a different process and timeframe. Reference Group members are urged to provide comments/feedback/ideas on current policies, in particular on Infrastructure Works Policy 9. This might include redundant provisions, operational issues etc.
- The new policies need to be focused and workable.
- Current policies can be located on the web site.
- The scheme will not be available for review until on public consultation. Role for this group when scheme is out for public consultation?
  - This group is a key user so feedback would be valuable
  - Workshop can be run
- Encouraged to review document and provide individual feedback
- Discount on SmarteDA has been discontinued with immediate effect.
  - State is closing down the system
  - RCC was a pilot council and provided discount as an incentive
  - Now that it is up and running no incentives needed
  - Our own system will be up and running mid next year which will include a whole e- planning system for lodge, track and planning scheme.

## **Infrastructure Planning and Charging Unit**

An overview of the recently established unit was provided, with discussion including:

- Unit set up and running for 2 months - team is working on the unit and its relationship with others.
  - Infrastructure unit is crucial to provide growth
  - Link to providers
  - Open to suggestions
  - More clarity and transparency
- SPA says you cannot condition to enter into an IA so you condition what needs to be provided and then you can enter into an IA to negotiate.
- We issue draft conditions to provide a heads up for developers
- Agreed value or actual costs?
- Flexibility available.
- Fee for charges with forms available on line early next year.
- ICNs reveal creditable works
- New resolution spells out the process for contributed assets, land in lieu of charges etc.
- Are we looking at fair value framework?
  - Some discussions with EDQ
- LGIP is not being reviewed as part of the new planning scheme
  - We can roll over the current one
  - A lot of work has been done in recent years - Remodeling the City
  - July 2016 timeframe for a new LGIP
  - Anticipate one amendment to the current PIP sometime next year.
  - Current strategies re open space network

- Negotiated decision notice for Era development. Why did this go to Council in the first place:
  - General comment – Council is the ultimate decision making authority which gives a delegation to officers for decision making. Councillors may call into Council for decision at any time.

### **MDAP - IECA/best practice/current dust nuisance issues**

An overview was provided on Council's approach to soil erosion, sediment control and dust nuisance, with discussion including:

- Development Control have a proactive and reactive development compliance team and we appreciate opportunity to present Council's position on erosion and sediment control (ESC) and dust management
- Redland Waterways were graded an F in the Healthy waterways report card for 2014. Costs of releases of sediment are being paid for by the community.
- Council wants to improve the overall performance in this area and we need industry help to do this.
- A study on the Sunshine Coast revealed an estimated 300 to 400 tonnes of sediment can be lost from a 1 hectare construction site with a 5% slope per year.
- Be aware of obligation and responsibility under the Environmental Protection Act (everyone has a responsibility)
- State Government has significantly increased the penalties for offences, which signals the importance that the State puts on environmental protection
- Council has provided the industry a lot of advice and education over the past year.
- Council does not like issuing fines, but recognise they are a tool to achieve compliance and is issuing them.
- The main offence for ESC is under the EPA.
- Best defence is to do everything reasonable and practical to avoid a release of sediment. Following an accepted industry standard such as IECA Best Practice 2008 would provide defence
- If fully compliant with this it would be difficult to show that have not done everything that is reasonable and practical
- Ensure have access to the appropriate level of expertise such as a CPESC (Certified Professional in Erosion and Sediment Control).
- Council current concerns
  - Christmas shut down period (obligations remain)
  - Capacity of sediment basin when water is being used for dust suppression.
  - Capacity of sediment basin, based on area of disturbance, during conversion to biobasin.
  - Lack of stabilisation of site at time of hand over
  - Releases to internal roads when stormwater connected (even when sw improvements devices installed).
- Too many dust complaints being taken at the moment.
- Council expects management controls in place; no release or potential release to waterways or no nuisance or potential for nuisance.
- Lack of dust management can be very costly.

### **Monetary contribution rather than construction - stormwater treatment**

Discussion on opportunities to ensure stormwater quality is addressed in an efficient and effective manner, including:

- Toowoomba and Ipswich have been asking developers for money for trunk infrastructure in lieu of construction
- Can be beneficial to ensure the main trunk infrastructure is appropriate for the whole area rather than a number of small solutions in the infill lots.
- What is the trigger – SPP – (6 lot/2500m2).
- How does this tie in with the planning scheme?
  - PIP to consider and deliver regional solutions.
- Discussions will ramp up in the coming months with the new planning scheme.
- Industry will have an opportunity to review the policies when made public
- General discussion over sediment, dumping of rubbish and building related items.

### **Splitting Civil and Landscaping components at On-maintenance**

Discussion on process to split civil and landscaping components including:

- Council aware the industry would prefer separate on maintenance inspections.
- Council prefer to do a single application process to cover both civil and landscaping including the electrical plans up until the prestart stage.
- Prefer a single meeting for the prestart with all the relevant people there but this can be separated. Civil inspections also need attendance by Environmental Assessment Team and the Arborist.
- If separate inspections are required then please communicate with Council as a lot of work goes on behind the scenes to process this.
- Bonds - If separate on maintenance inspections then please have separate bonds.
- Road opening permit / bond – contractor pays -
  - Works done and then if separate landscaping works to commence - another road opening permit / bond will need to be paid.
- New planning scheme – we can formalise the process but in the interim an advisory note to be completed.

### **Uncompleted Works Bond/Maintenance Bond release process**

Discussion on process to split civil and landscaping components including:

- Wish list on day one has significantly improved – thank you
- Uncompleted works bond – a six monthly fee is paid to the bank so if three six month periods go by so you pay the fee 3 times
- Suggestion that the UCW bond can be an immediate return once the on maintenance commences even if pending ‘fix ups’ by contractor. That is what the maintenance bond is for.
- Recently commenced the business transformation process. Is there anything that Council should be doing differently
- Council happy to review.

### **General Business**

- Planning applications for houses required when mapping is not up to date:
  - Mapping not updated yet to reflect approvals given
  - Is there a way we can get an earlier trigger rather than plan sealing? Understand the State Gov process and appreciate some changes in State Gov that may address this but we have issues
  - Under s242 of SPA you have the option to override the scheme.
  - Under the new Act you will be able to write to Council asking if the development can be classified as exempt.

- Council amends the scheme twice a year to reflect approvals.
- Easements
  - Worth advising everyone that there are consents over easements
- Fencing around open space donated as a Council asset.
  - Please be advised that pool fencing type product won't be accepted any more. Prefer something that is galvanised or welded together.

## **2015**

### **17 February**

#### **City Plan update**

An update was provided on the planning scheme project:

- Currently with State Government - awaiting ministerial agreement for us to publicly notify
- Hopefully in May/June.
- Anticipate approval without conditions but there is always the potential for change given the new State Government.
- Matter for incoming minister although legislation hasn't changed.
- Draft conditions have been taken through Council workshops
- Planning Scheme Policies
  - Running concurrently with Planning Scheme review (a key one will be infrastructure)
  - There is no statutory requirement to put out for public display but invitation to comment on current planning scheme policies as per advice in the previous meeting minutes
  - Comments are welcome and feedback will help
  - Timeframe - ideally we would like to have ready at the same time as the Planning Scheme public consultation but preference is to get it right.

#### **Economic Development Framework**

An update to confirm that the advisory board is being established

#### **EPBC Referrals**

Discussion on referrals under the EPBC Act, including:

- Overview from Council
  - Environmental Protection Biodiversity Act 1999
    - Koala listed as vulnerable
    - Any action must be referred to the Department of Sustainability, Environment, Water, Population and Communities (the department) DSEWPC, who have developed a guideline.

#### **Major/Minor amendment packages**

An update was provided on the amendments to the current planning scheme, including:

- Final ministerial approval to proceed with major amendments - commenced by Council in 2013:
  - Change of building heights in Cleveland CBD to align with master plan
  - Changes in the status of Redland Bay from District to Neighbourhood Centre.



- New overlay dealing with canal and lakeside estates to deal both with structural integrity of revetment wall. If within 9 metres - will trigger code assessment and amenity
- Multiple dwellings no longer identified as an inconsistent use in the Urban Residential zone on lots between 1200 – 4000 sqm in size. Remain impact assessable
- Package of Minor amendments approved by Council in December related to a number of zoning and overlay changes to reflect DA approvals
- Expected commencement date for both packages – late March

### **Residential land development activity profile 13/14**

Discussion on residential activity, including:

- Queensland Government Statistician – Residential Land Development Activity Profile – Redland City - June 2014:
  - Council approved 845 new residential lots in 83 reconfiguration applications lodged between July 2013 to June 2014 - representing a 172% increase on previous year
  - Out of the 83 Reconfiguration of a Lot (RoL) projects approved during the year, 76% (63) were 1 into 2's
  - Ranked sixth in Qld in terms of lot approvals for year
  - Total lot registrations up 91% and Dwelling approvals up 61%
  - Significant majority of approved lots within - 500 to 800 sqm size
  - In SEQ - of the 1200 approved lots below 350 sqm only 5 were in the Redlands
  - Anticipate lot size will decrease as new lots within structure plan areas approved
- General discussion on increased level of demand, importance of price, general land supply, smaller lot size and titling (freehold or CMS).

### **Building Certification**

Overview on the building certification service offered by Council's commercial building unit, including:

- Full range of certification services
- Free advice on certification matters
- 2 certifiers within unit
- Council's certifiers are licensed with the QBCC at the license class of level 1 (no limits in the classification or size of building that can be certified).
- 2 administration officers
- Unique service within Redlands only:
  - Commercialised business within Council
  - Always backs its service provider
  - Council will be here for years no chance of closing doors
  - Excellent customer service
  - Ensure final inspection certificate completed at end of building
  - Professional
  - What are your expectations – would be keen to chat on the services.
  - Promoting the same culture within the building team that you see in the rest of the group
  - Happy to run Training sessions or seminars

### **General Business**

- Member has excess material - Going to disposal so it would be nice to see it go to good use.
- PDA update – State Government - planning and development have split again
  - Jackie Trad is Deputy Premier, Minister for Transport, Minister for Infrastructure, Local Government and Planning and Minister for Trade and Anthony Lyneham is Minister for State Development and Minister for Natural Resources and Mines.
  - EDQ working together
- Planning and Development bill
  - Views around the room on amendments to planning reform
  - UDIA – would like to see it go forward
    - Continue with SARA and the good reforms
    - Only concern – said they would go back and review policies relating to climate change
    - What is the new benchmark
  - No discussion with the State on the Regional Plan
  - Can we keep SPA and amend to fix things that need to be fixed or do we need a completely new piece of legislation?

## **14 May**

### **Recent housing sales**

General information provided by group member on recent sales, with discussion including:

- Examples of industry sales:
  - Single man works away - \$420,000
  - A first investment property - 150sqm lot - detached & freehold \$400,000
  - Single local girl – 150sqm house/land package \$400,000
  - 250sqm - around \$400,000
  - Empty nesters – place to provide caravan.
  - 70 % owner occupiers local – 30% land owners
  - General discussion held on popular choices of housing, supply and demand and densities and lot sizes. Comparisons with other areas of SEQ.
  - Question raised as to possible dual occupancy/dual title.

### **Terms of Reference**

There has been some recent media around this group and how it operates. Follows from a resolution of Council dated 22 April 2015 item 14.1.1, which requires:

- A summary of these meetings on the RCC website
- A list of all reference groups
- Policy on how these groups operate (terms of reference protocols)

This means we need to review the terms of reference for this group.

Questions to consider:

- Publishing the terms of reference
- Publishing personal details

General discussion on this matter, including:

- The need for the ongoing operation of the group or otherwise

- The way in which the group might operate in the future

### **City Plan update**

- No update as yet – still sitting with the minister.
- Group confirmed for the record that they had not seen the new scheme. Only discussion has been about what is not working on the current scheme
- Group further confirmed that they had not seen the land supply study, the PDAs schemes or the economic development framework

### **ICON**

An update was provided on this project by the Council project manager, including:

- This is a replacement for PD online and SmarteDA, a comprehensive Eplanning tool.
- We have engaged ICON, who have recently been acquired by Technology One, as the service provider to replace PD Online and the State government eDA lodgement tool.
- TRACK will replace PD Online and will offer similar service to PD Online allowing you to search properties to view and track development applications.
- Expected live release for TRACK is July 2015.
- LODGE will replace the eDA system that the State is looking to shut down late 2015.
- LODGE will purely be an lodgement tool allowing you to electronically lodge all development application types, including building applications, compliance requests and concurrence requests to Council (i.e. design and siting).
- Expected live release for LODGE is August/September 2015.
- We are hopeful of having access to a test environment for the DIRG before the live release.
- Welcome any feedback from DIRG on ePlanning initiatives and ideas.
- The new Red-e-map available is working very well and no longer clunky.