



**Redland**  
CITY COUNCIL

# MINUTES

## **SPECIAL MEETING**

**Thursday 6 October 2011**

**The Council Chambers**

**35 Bloomfield Street**

**CLEVELAND QLD**

---

## Table of Contents

---

Item	Subject	Page No
1	DECLARATION OF OPENING .....	1
2	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE.....	1
3	MATERIAL PERSONAL INTEREST AND CONFLICT OF INTEREST .....	2
4	CLOSED SESSION.....	3
4.1	ENVIRONMENT PLANNING & DEVELOPMENT.....	3
4.1.1	KINROSS ROAD STRUCTURE PLAN - ADOPTION OF A REVISED STRUCTURE PLAN.....	3
5	MEETING CLOSURE .....	8

## 1 DECLARATION OF OPENING

The Mayor declared the meeting open at 2.04pm.

## 2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

### PRESENT

#### Members:

Cr M Hobson PSM	Mayor
Cr W Boglary	Councillor Division 1
Cr C Ogilvie	Councillor Division 2 – entered at 2.06pm
Cr D Henry	Councillor Division 3
Cr B Townsend	Councillor Division 5
Cr T Bowler	Councillor Division 6
Cr K Reimers	Councillor Division 8
Cr K Williams	Councillor Division 9
Cr H Murray	Councillor Division 10

#### Executive Leadership Group:

Mr G Stevenson PSM	Chief Executive Officer
Mrs T Averay	General Manager Environment, Planning & Development

#### Officers:

Mr G Photinos	Manager City Planning & Environment
Mr S Hill	Principal Advisor Local Area and Strategic Planning
Mr M Beekhuizen	Senior Strategic Planner

#### Minutes:

Mrs E Striplin	Corporate Meetings & Registers Team Officer
----------------	---

### LEAVE OF ABSENCE

Moved by:	Cr K Reimers
Seconded by:	Cr T Bowler

That leave of absence be granted for Cr M Elliott, Deputy Mayor and Councillor Division 7, as he is representing the Mayor at a function.

CARRIED

### APOLOGY

An apology was noted for Cr J Burns, Councillor Division 4.

**3 MATERIAL PERSONAL INTEREST AND CONFLICT OF INTEREST**

Nil.

**COUNCILLOR ABSENCES DURING MEETING**

Cr Ogilvie left the meeting at 2.14pm and returned at 2.16pm during closed session.

Cr Ogilvie left the meeting at 2.45pm and returned at 2.47pm during closed session.

#### 4 CLOSED SESSION

##### MOTION TO CLOSE MEETING AT 2.06PM

Moved by: Cr W Boglary

Seconded by: Cr H Murray

That the meeting be closed to the public pursuant to section 72(1) of the *Local Government (Operations) Regulation 2010* to discuss the following item:

##### 4.1.1 Kinross Road Structure Plan - Adoption of a Revised Structure Plan

*The reason that is applicable in this instance is as follows:*

*"(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage."*

CARRIED

##### MOTION TO REOPEN THE MEETING AT 3.01PM

Moved by: Cr K Reimers

Seconded by: Cr C Ogilvie

That the meeting again be opened to the public.

CARRIED

#### 4.1 ENVIRONMENT PLANNING & DEVELOPMENT

##### 4.1.1 KINROSS ROAD STRUCTURE PLAN - ADOPTION OF A REVISED STRUCTURE PLAN

**Datworks Filename:** LUP Kinross Road Structure Plan

**Attachments:** [Final Second State Interest Review Version](#)

**Responsible Officer:** Toni Averay  
General Manager Environment Planning & Development

**Author:** Stephen Hill  
Principal Advisor Local Area and Strategic Planning

---

#### EXECUTIVE SUMMARY

Public consultation for the draft Structure Plan commenced on 28 April 2011 and closed on 22 July 2011. At the close of the submission period Council had received five hundred and fifty six [556] submissions. Each of the submissions was subsequently reviewed and assessed through the submission review process.

---

A Special Meeting of Council, commencing on 23 September 2011, comprehensively reviewed the issues raised by the submissions. The Submission Review Report was formally adopted by Council on 29 September 2011.

A number of changes have been made to the public consultation version of the draft Structure Plan to reflect the outcomes of the Submission Review Process. These changes are reflected in Attachment 1 – Kinross Road Structure Plan – Final State Interest Review Version.

This report recommends that Council resolve to adopt the revised Kinross Road Structure Plan [Attachment 1] and submit it to the Department of Local Government and Planning [DLGP] for final state interest review.

## **PURPOSE**

The purpose of this report is to seek adoption of the revised Kinross Road Structure Plan, as detailed in Attachment 1 and write to the Minister of the DLGP requesting approval to adopt the revised Structure Plan as an amendment to the Redlands Planning Scheme;

## **BACKGROUND**

On 23 December 2010, the Minister for Infrastructure and Planning designated Kinross Road as a declared Master Planned Area in accordance with Section 133 of the *Sustainable Planning Act 2009*.

On 16 February 2011, the Council adopted a revised draft Structure Plan for the purposes of first state interest review. This plan incorporated the Ministerial requirements of the declaration, including an increased geographic area.

On 28 March 2011, the Minister advised that Council could proceed to public notification of the draft Structure Plan subject to conditions.

Public consultation of the draft Structure Plan commenced on 28 April 2011 and closed on 22 July 2011. At the close of the consultation period Council had received 556 submissions.

An extensive submission review process has been undertaken since the close of the public consultation period, including two workshops with Councillors held on 1 September 2011 and 8 September 2011.

A Special Meeting of Council seeking to seeking to adopt the Submission Review Report commenced on 23 September 2011, and continued on 27 September and 29 September 2011. Council resolved to adopt the Submission Review Report on 29 September 2011.

## ISSUES

A number of changes have been made to the Kinross Road Structure Plan to reflect the recommendations contained in the Submission Review Report. Key features of the revised Structure Plan include:

- removing of the potential Goddard Road trunk collector linking Kinross Road with Panorama Drive [including bridge over Wellington Ponds];
- identifying part of the proposed road accessing Panorama Drive located to the south of Milner Place as a trunk collector road with a left in, right in and left out intersection treatment;
- removing the potential bus route, active transport link along the Energex easement to the north of the structure plan area;
- reducing road widening requirements along Kinross Road and Goddard Road;
- removing medium density residential housing precincts from land located to the north and south-east of the central east-west corridor and including the land within the urban residential precinct;
- including the existing dwellings located along the western boundary of Kinross Road at the intersection with Boundary Road within the Urban Residential Housing Precinct along with a note indicating that 'the design, location and property impacts of the proposed Kinross Road/Boundary Road intersection shall be determined by the relevant state agency';
- supporting limited development [low density, urban residential and greenspace] on land west of Kinross Road adjacent to Boundary Road; and
- supporting the retention of a 200m wide east-east fauna corridor immediately west of Kinross Road subject to the Department of Environment and Resource Management [DERM] acquiring three properties and undertaking rehabilitation works.

## RELATIONSHIP TO CORPORATE PLAN

### 5. Wise planning and design

We will carefully manage population pressures and use land sustainably while advocating and taking steps to determine limits of growth and carrying capacity on a local and national basis, recognising environmental sensitivities and the distinctive character, heritage and atmosphere of local communities. A well-planned network of urban, rural and bushland areas and responsive infrastructure and transport systems will support strong, healthy communities.

- 5.5 Plan and develop a network of accessible centres that provide a wide range of retail, commercial and community services along with local employment opportunities

- 5.6 Manage the built environment in a way that creates accessible and user friendly spaces and maintains our local character and identity, ensuring all new developments use high quality design that reflects our sub-tropical climate, promotes health, community harmony and wellbeing
- 5.9 Promote housing diversity, choice and affordability to address the city's current and future needs, incorporating medium density housing within and around the city's centres and transport nodes
- 5.11 Provide for 'place making' throughout the city through creative and inclusive master planning, local area planning, public art and heritage planning and precinct character planning processes to manage development at a local level
- 5.12 Plan, provide and advocate for essential physical and social infrastructure that supports community well-being and manage Council's existing infrastructure assets to ensure current service standards are maintained or improved

### **FINANCIAL IMPLICATIONS**

Completion of the drafting of the Structure Plan is a budgeted project in the 2011/2012 financial year.

Implementation of the Kinross Road Structure Plan will require Infrastructure Planning frameworks to be aligned to support the preferred settlement pattern for the Kinross Road area. It is expected Infrastructure Agreements are negotiated as development progressively occurs to ensure that trunk infrastructure networks are funded in accordance with the Redlands Priority Infrastructure Plan [PIP].

A number of changes are proposed to the proposed trunk collector road network to assist in delivering a plan within the financial capacity of Council. Amendments to the draft PIP will be undertaken to reflect these changes.

Other non trunk infrastructure will be progressively provided through the development assessment process. Areas of open space identified in the Structure Plan to come into public ownership but not obtained through the process described above will need to be funded through a range of other Council and potentially State Government funding sources.

### **PLANNING SCHEME IMPLICATIONS**

The draft Structure Plan will primarily be implemented by amendments to the Redlands Planning Scheme.

### **CONSULTATION**

The draft Structure Plan was placed on public consultation between April and July 2011.

A number of workshops and Special Meetings have been undertaken with Council as part of the submission review process and amendments to the Redlands Planning Scheme.



## **OPTIONS**

### **Preferred**

That Council resolve to:

1. Proceed with the revised Kinross Road Structure Plan, as detailed in Attachment 1 and write to the Minister of the Department of Local Government and Planning requesting approval to adopt the revised Structure Plan as an amendment to the Redlands Planning Scheme; and
2. Amend the draft Priority Infrastructure Plan to reflect the Kinross Road Structure Plan as detailed in Attachment 1.

### **Alternative**

That Council resolve not to adopt the revised Structure Plan and advise the Minister for the Department of Local Government and Planning in writing within 10 business days

## **OFFICER'S RECOMMENDATION**

That Council resolve to:

1. Proceed with the revised Kinross Road Structure Plan, as detailed in Attachment 1 and write to the Minister of the Department of Local Government and Planning requesting approval to adopt the revised Structure Plan as an amendment to the Redlands Planning Scheme; and
2. Amend the draft Priority Infrastructure Plan to reflect the Kinross Road Structure Plan as detailed in Attachment 1.

## **COUNCIL DISCUSSION**

Council reiterates its support for the Department of Environment and Resource Management (DERM) position to retain a 200 metre wide east-west fauna corridor immediately west of Kinross Road in public ownership. This will require DERM acquiring three properties and undertaking rehabilitation works. If DERM does not acquire the properties, development opportunity is provided over part of the lots for low density housing with covenants on title, building envelopes and rehabilitation requirements. For further details, refer to the Kinross Road Structure Plan Submission Review Report adopted at the Special Meeting of Council on 29 September 2011.

In addition, the legend on Diagram 11 and Map 1 Kinross Road Structure Plan Area – Land Use Precincts should be amended to delete the existing notation 'Habitat Corridor Extension' and replace with 'Habitat Corridor Retention' with the additional note added: 'The Habitat and Corridor Retention Area forms part of a 200 metre East-West Corridor which is subject to acquisition by DERM'.

**COUNCIL RESOLUTION**

Moved by: Cr C Ogilvie  
Seconded by: Cr W Boglary

That Council resolve to:

1. Adopt the revised Kinross Road Structure Plan as detailed in Attachment 1, reflecting the outcomes as detailed in Council Resolution of Special Meeting 23, 27 and 29 September 2011;
2. Proceed with the revised Kinross Road Structure Plan, as detailed in Attachment 1 and write to the Minister of the Department of Local Government and Planning requesting approval to adopt the revised Structure Plan as an amendment to the Redlands Planning Scheme;
3. Amend the draft Priority Infrastructure Plan to reflect the Kinross Road Structure Plan as detailed in Attachment 1; and
4. Note the submission review report and the extensive discussion contained therein. [Kinross Road Final Submission Report](#)

**CARRIED**

DIVISION

FOR: Crs Reimers, Henry, Ogilvie, Boglary and Hobson.

AGAINST: Crs Townsend, Williams, Bowler and Murray.

Crs Burns and Elliott were absent from the meeting.

**5 MEETING CLOSURE**

There being no further business, the Mayor declared the meeting closed at 3.02pm.

Signature of Chairperson: \_\_\_\_\_

Confirmation date: \_\_\_\_\_