

REDLAND CITY COUNCIL
UDIA QLD REDLANDS ADVISORY PANEL

JOINT WORKING GROUP

*Cleveland Administration Building,
Chambers
Cnr Bloomfield & Middle Streets, Cleveland
12.30 pm to 2.00 pm
13 July 2021*

Attendees:

Cr Wendy Boglary, Louise Rusan, David Jeanes, Stephen Hill, Ben Smith, Graham Simpson,
Frances Hudson, Lachlan Leahy, Ian Murray, Kim Kerwin, Vladimir Steljic

Apologies:

Mayor Karen Williams, Anna Cox

Minute taking:

Jill Driscoll

Chair:

Chair– Ian Murray

MINUTES

No.	Item	Action Item/Outcome
	Chair opened the meeting at 12.30 am	
1.	Welcome and apologies Chair to welcome the attendees and noted the apologies: Mayor Williams and Anna Cox. Introduction by all attendees	
2.	Minutes from previous meeting	Not necessary to endorse as this is a newly formed group.
3.	Action items from previous meeting - noted not necessary as this is a newly formed group.	Not necessary to consider as this is a newly formed group.
4.	Effects on the Industry from COVID related migration to QLD Discussion questions <ul style="list-style-type: none"> • Pressure on land and the need for different house design in regards to home offices? • What is now desired, small lots or larger lots? • Any changes required to State or local planning schemes to accommodate community outcomes in regards to this increase in pressure? 	UDIA QLD will send in a summary of the research highlights of the COVID 19 impacts done by the Research Foundation - noting privacy concerns.

	<p>The group discussed the impacts that Covid has had on the community.</p> <p>UDIA QLD advises that there appears to be a stronger demand for larger houses to cater for families using own land for enjoyment which is pushing people back out into the suburbs. Apartments not as popular. High demand for new builds and for owner occupiers. Building footprints not changed much but people are choosing home offices over study nooks as there is increased working from home. Not seen change in decisions from smaller lots to larger lots.</p> <p>Changes in Green and smarter/better liveability? There is a marketing element to this – developers tick certain boxes to attract buyers. People are keen to use the smart technology but difficult to quantify increased demand.</p>	
<p>5.</p>	<p>Status updates on Southern Thornlands PFGA, Heinemann Road Sports Complex, and Birkdale Community Precinct Consultation</p> <p>RCC provided an update on various projects as set out below.</p> <p><u>Southern Thornlands Potential Future Growth Area</u></p> <p>In response to a Ministerial Direction Council has previously finalised land use planning investigations of the study area and undertaken city wide public consultation from 16 September 2020 to 20 November 2020. Key land uses included a future mixed industry business precinct, a rural residential precinct and an education, training and recreation precinct</p> <p>At the end of the consultation period 202 submissions had been received with a high level of support for each of the proposed land use precincts from submitters using the online form (81% minimum).</p> <p>A report to Council addressing public submissions and recommending a major amendment to the strategic framework in City Plan, to reflect the preferred land use precincts was deferred from Council’s May General</p>	

Meeting. The report was deferred in light of potential conflicts of interest identified by Councillors based upon the public submissions. Further advice on this matter is currently being sought from the relevant State Minister. For further information refer to:

<https://yoursay.redland.qld.gov.au/southern-thornlands-potential-future-growth-area>

Birkdale Community Precinct

Community engagement occurred for seven weeks from March to May. Response was outstanding in both the online and community forums. A Council resolution was made on 22 May to move to next steps to develop the vision. Informing the vision was the feedback from the community. Ecology, education & discovery, adventure and recreation were all strong themes. Next is converting the vision into what it will look like and show how is this represented on site. The draft vision will go back to the August Council meeting. Assuming Council adopts the vision it will then proceed to master planning followed by a second round of community engagement for the masterplan, which is hoped to be complete this financial year. Dependant on Council and community seeing and accepting the detail.

The Redlands Coast Adventure Sports Precinct will be on the site with integration being the key. Conversation is occurring with community re totality of the site to look at how all the elements relate to each other. Council has been named as a possible venue by the International Olympic Committee (IOC). There could be external funding – depending on success of Brisbane as an Olympic venue. State Government has timeline on venues to be operating. This demonstrates it can be operating as an overlay over the whole venue.

Integration, legacy, location and multipurpose are key for this site. Noting this site is larger than the new Victoria Park site.

	<p><u>Heinemann Rd Sports Complex</u></p> <p>Looking for a new name for the project. Looking for future land to cover shortfall for sports facilities across the city. The land was purchased in 2015 to provide new land at Heinemann Rd and to fix Pinklands which is currently oversubscribed. The Masterplan was adopted in 2020. New home for many of Redlands sporting activities. Looking to move dirt at the end of next year.</p> <p>There is a fly through on the website. This is an LGIP project funded partially by developer contributions.</p>	
<p>6.</p>	<p>Planning Scheme Amendments – RCC updates</p> <p>RCC provided an update on various projects as set out below.</p> <p><u>Medium Density Residential</u></p> <p>City Plan amendment has been prepared for community consultation aimed at encouraging well-designed multiple dwelling housing (apartments and townhouses) across the city. The proposed City Plan amendment and policy amendment follows a thorough review of multiple dwelling outcomes delivered by the City Plan since its commencement in 2018. The review examined the operation and coordination of existing built form and design provisions, the approach of other regional councils, and the effectiveness of the existing Redland City Multiple Dwelling Design Guide. CDM Smith were engaged to review the impact of the proposed changes on development feasibility and Urbis have undertaken scenario testing of the proposed provisions on a range of lot sizes. Ministerial approval to proceed to public consultation has been received and a report to Council recommending the commencement of public consultation is expected to be tabled at the July General Meeting.</p>	

Environmental

In 2018 RCC adopted a Wildlife Connections Plan (WCP) and supporting Action Plan. One of the key actions identified was to align the City Plan with the WCP. In accordance with Council resolutions, officers are currently finalising a proposed major amendment which will seek to reflect the WCP within the Urban Footprint. It is expected that a report will be tabled at the August General Meeting seeking Council adoption of the proposed major amendment for state interest review.

South West Victoria Point Local Plan

A proposed local area plan was submitted to the State Government in 2019. The proposed plan has recently received Ministerial approval to proceed to public consultation, subject to conditions. A report is expected to be tabled at the August General Meeting addressing the Minister's conditions. One of the conditions requires the amended local plan, incorporating the other conditions to be submitted to the State Planner for review. Once this check is completed Council will be able to commence public consultation. At this stage it is expected this may occur in late September 2021. Also important to note that a number of development applications within the Local Plan area have and continue to be resolved within the area. To ensure better community understanding of the progress on the local plan and the development assessment process through the Planning and Environment Court a webpage has been established:

<https://yoursay.redland.qld.gov.au/planning-in-victoria-point>

Local Heritage

Council is currently progressing a major amendment to protect the local heritage values of 45 privately owned properties in the City. To ensure these properties are protected while the amendment is finalised a TLPI took effect on 17 March 2021. Council has recently received Ministerial approval

	<p>confirming it may proceed to adopt and commence the proposed amendment. It is expected a report will be tabled at the August General Meeting seeking Council approval to adopt the amendment, repeal the TLPI and put in place measures to support impacted landowners. Further details are available on Council's webpage:</p> <p>https://yoursay.redland.qld.gov.au/local-heritage-places</p> <p><u>General Major Amendment</u></p> <p>Council is progressing a package of general amendments to City Plan. It is expected this package will be tabled at the September or October General Meeting. If supported by Council the general major amendment package will be submitted for State Interest review.</p>	
<p>7.</p>	<p>Council Cleveland Challenges - UDIA Workshop</p> <p>UDIA seeking input on what RCC would like considered in a workshop.</p> <p>RCC raised the fact that there are a number of approvals given under the incentive schemes that have not gone ahead. Council's Community and Economic Development Group is leading this work and would like to be able to dig into the issues</p> <p>A workshop took place a month ago with the Redlands Coast Chamber of Commerce. There was high level discussion on a broad vision for the Cleveland area as a whole. Council's newly created Centres management program is looking at what has been achieved over the past 10 years. What is the way forward? How do we get smarter aligning capex and opex to bring together initiatives that can be complimented.</p>	<p>UDIA will do a quick survey on who are involved, who are the owners, why approvals not acted on. RCC happy to collaborate. Perhaps some attended the recent community chamber meeting.</p>

8.	<p>General Business</p> <p>RCC have received a Proposed Ministerial direction to undertake a housing strategy for the City .</p> <p>The group discussed supply and demand generally and noted that being a mix of small medium and large developments are being delivered. The regional plan steers direction.</p>	
9.	<p>Future meetings and items foreshadowed for discussion</p> <p>Next meeting – 30 September, 2021 - 2.00pm to 3.30pm</p>	