

REDLAND CITY COUNCIL
UDIA QLD REDLANDS ADVISORY PANEL

JOINT WORKING GROUP

*Cleveland Administration Building,
Cassim Room
Cnr Bloomfield & Middle Streets, Cleveland
2.00pm to 3.30pm – 03 April 2023*

Attendees.

Cr Wendy Boglary, Louise Rusan, David Jeanes,
Stephen Hill, Vaughn Bowden, Marianne Hocking, Dirk Hoult.

Apologies.

Cr Rowanne McKenzie, Martin Zaltron

Minute taking.

Jill Driscoll

Chair.

Vaughn Bowden

MINUTES

No.	Item	Action Item/Outcome
	Chair opened the meeting at 2.00pm	
1.	Welcome and apologies	Chair welcomed the attendees
2.	Minutes from previous meeting	Previous minutes endorsed
3.	Action items from previous meeting	Chair
4.	<p>RCC capital program</p> <p>PMO team are doing the base-work for delivery of the 3rd year Corporate Plan Experiencing some challenges with delivery/costs/contractors</p> <p>UDIA advised that once Council is in a position to proceed it would enable the industry to plan for growth. UDIA offered assistance.</p>	
5.	<p>Housing Strategy, including the following matters raised by Cr Boglary:</p> <ul style="list-style-type: none"> • Impact of supply and staff shortages on construction costs? • UDIA suggestions to make sufficient housing across SEQ affordable? • Change of mindset rather than yield to deliver social outcomes? <p>General discussion between UDIA and RCC relating to the points above.</p> <p>Trades and supplies relating to housing are now high, although looking at it from a positive perspective, it is thought that figures will drop in the future due to supply and demand.</p>	<p>ACTION – UDIA QLD will provide contact details for Bluebird to look at options for Build to Rent and facilitate a conversation with community housing providers to assist in the housing crisis.</p> <p>ACTION – UDIA QLD to look at whether Social Offsets are an option much like the environmental offsets.</p>

	<p>Stock needs to be traded with those owning large houses moving to small ones. Streamline the processes for smaller projects including smaller reconfigurations to increase the flow of houses.</p> <p>Government looking at changes to migrant visas to lessen the impact of staff shortages.</p> <p>State Government is looking at making 'Build to Rent' more attractive as the region wide supply is critical. Brisbane Housing Company (BHC) and Mangrove Housing are active in the space. UDIA suggested Bluebird could help facilitate a discussion to look at some outcomes for Redlands Coast.</p> <p>Increase in people sleeping in cars in public parking areas. Changes are needed to the general view of social housing and nimbyism. Social offsets - can this be a way of incentivizing developers much like the environmental offsets are done?</p> <p>Urbis Go for Gold with Q Shelter</p> <p>RCC update – it is understood that the State has appointed a consultant to assist with its review of the Redlands Housing Strategy. A report was tabled at the December General Meeting, outlining Council's expectations in regard to this review. This information has been submitted to the State and is readily available on Council's webpage.</p>	
<p>6.</p>	<p>Regional Plan Review</p> <p>Update by RCC - timeframe for public consultation is August/September with final approval by the end of the year.</p>	

	<p>A report is expected to be tabled at the April General Meeting, outlining Council’s expectation in regard to the SEQ review.</p> <p>Concerned key technical information including the 2022 Land Supply and Development monitoring report and new population projections to 2046 have not yet been released. This information is critical to the review.</p> <p>Both UDIA and Council noted they are involved in working groups established by the State to support the SEQRP review.</p>	
<p>7.</p>	<p>City Plan Amendments</p> <p>Update by RCC –</p> <p>02/20 – Major Amendment – General is currently with the State waiting for Ministerial approval to proceed to public consultation.</p> <p>01/21 – Major Amendment - Environmental Significance Overlay expected to be released for public consultation in early May. The amendment seeks to incorporate the Wildlife Connections Plan into the Environmental Significance overlay within the Urban Footprint. Approximately 1000 privately owned lots will be impacted.</p> <p>02/21 - Major Amendment - Southern Thornlands Potential Future Growth Area and 04/20 - Major Amendment - Medium Density Residential expected to be placed on hold by the State pending completion of the State led housing strategy for the city.</p> <p>03/21 - Major Amendment – Quandamooka Land Aspirations Area is currently on pause awaiting a response from the State.</p>	

<p>8.</p>	<p>RCC resourcing and engineering assessment review</p> <p>Good news is that the Planning Assessment and Engineering and Environment teams are now fully staffed with no increase in fees.</p> <p>A review of the Engineering and Environment processes is underway and once completed RCC will release details to UDIA QLD</p>	<p>ACTION – RCC to release details of the E&E process review once completed.</p>
<p>9.</p>	<p>General Business</p> <p>Both UDIA and Council expressed concern that to date the State has not released an updated Land Supply and Development monitoring report and new population projections.</p>	
<p>10.</p>	<p>Future meetings and items foreshadowed for discussion</p> <p>Date to be advised</p>	