

REDLAND CITY COUNCIL
UDIA QLD REDLANDS ADVISORY PANEL

JOINT WORKING GROUP

Cleveland Administration Building,
Kanara Malara Rooms
Cnr Bloomfield & Middle Streets, Cleveland
2.00pm to 3.30pm – 26 July 2023

Attendees.

Cr Rowanne McKenzie, Louise Rusan, Martin Zaltron
David Jeanes, Stephen Hill, Vaughn Bowden, Marianne Hocking, Wade Oestreich.

Apologies.

Cr Wendy Boglary, Kim Kerwin

Minute taking.

Leeanne Krabbe

Chair.

David Jeanes

MINUTES

No.	Item	Action Item/Outcome
	Chair opened the meeting at 2.05pm	
1.	Welcome and apologies	Chair welcomed the attendees
2.	Minutes from previous meeting	Previous minutes endorsed
3.	Action items from previous meeting	Action items discussed and updated
4.	<p>Housing strategy update</p> <p>General discussion on the housing strategy.</p> <p>RCC update - RCC are committed to collaborating with State Government, and key items are available on Council's web page. Consultants have been appointed to undertake housing strategy review. Community consultation has concluded and awaiting update of data received.</p> <p>UDIA QLD reported no direct contact from State Government, and the need to provide for people downsizing is not seemingly understood by the general community. Housing diversity is in high demand, and with the population wanting to maintain lifestyle, it continues to be a challenge of supplying the right product in the existing neighborhood to meet the housing needs.</p> <p>19 July General Meeting - Council considered options for the delivery of affordable housing and resolved to; Commence an amendment to the City Plan amending City Plan with respect to lot sizes for dual occupancies. Make short term changes to Local Law 1, allowing motorhomes and caravans temporary accommodation, and committed to review Council land holdings for partnerships with a Community Housing Provider.</p>	

	<p>UDIA QLD emphasized housing supply is needed however State Government trunk infrastructure networks must accompany these developments. RCC will accept growth, however State infrastructure must accompany land development. You cannot have one without the other. Does not deliver on the State Government side for growth.</p>	
<p>5.</p>	<p>Plan amendments update</p> <ul style="list-style-type: none"> • MDR Code Review • Community response to MLES consultation period <p>02/20 – Major Amendment - Consultation on hold awaiting state. 4/20 – Major Amendment – MDR review formally on hold by the state pending outcomes of housing review being undertaken. 01/21 – Major Amendment - Environmental Significance Overlay submissions extended to end of July. Council will review submissions before deciding to proceed with the major amendment and submit to State to finalise.</p> <p>General amendment to City Plan and zone changes requesting approval for public consultation. Aiming to supply report for endorsement by Council prior to caretaker period. 2018 City Plan, looking at review commencing mid-2024.</p> <p>Secondary dwellings applications have seen an increase in both size and scale. Looking at amenity and aesthetics policy and to trigger Infrastructure charges on greater than 70²metre and 100²metre dwellings. Noting a delicate balance is required between genuine granny flat size and larger dwellings. Dwellings on rural land of a larger size will possibly not affect the amenity of the area.</p>	<p>ACTION RCC – To supply list as becomes available</p>

	RCC noted – Rate payers are building second dwellings, due to children being unable to enter the house market. This issue will be tabled in August General Meeting.	
6.	<p>Coordination of planned infrastructure upgrades between industry and RCC</p> <p>RCC had previously provided overview to move to 3-year Capital Budgeting Program.</p> <p>Integration of RCC and private infrastructure delivery opportunity. (e.g., around Panorama Drive/Paradise Garden)</p> <p>RCC has approved a new position for a LGIP delivery manager. UDIA QLD offered assistance, to provide input from an industry perspective.</p>	<p>ACTION RCC – Arrange a meeting between Service Manager, Portfolio Management and UDIA QLD</p> <p>ACTION RCC – Contact details passed on for consideration</p>
7.	<p>Cleveland Revitalisation Project – next steps</p> <p>Update by RCC</p> <p>RCC are working with external party to provide background information and currently processing final draft report in line with the working group discussions for Council support. If successful, looking at how we might apply as a repeatable approach.</p>	<p>ACTION RCC – Provide report/outcomes to UDIA QLD once completed</p>
8.	<p>Birkdale Community Precinct, Heinemann Road Sports Fields, etc., update on major projects.</p> <p>Update by RCC</p> <p>Both projects clearly reflect a whole generational outlook to meet Community needs.</p>	

	<p>Major projects could potentially be affected by the EPBC processing delays. RCC has been very proactive over many years in achieving science backed approach environmental outcomes.</p> <p>Panorama Drive is progressing well with stage 1 due for completion in February 24 to coincide with Paradise Garden.</p> <p>UDIA QLD – Noted EPBC approval process is difficult. Supports an overall easier process recognizing previous local strategic environmental planning. Noted construction costs are beginning to plateau.</p>	
9.	General Business	
10.	<p>Future meetings and items foreshadowed for discussion.</p> <p>Date to be advised.</p> <p>Meeting closed 3.22pm</p>	