

REDLAND CITY COUNCIL
UDIA QLD REDLANDS ADVISORY PANEL

JOINT WORKING GROUP

Cleveland Administration Building,
Cassim Rooms
Cnr Bloomfield & Middle Streets, Cleveland
2.00pm to 3.30pm – 19 October 2023

Attendees

Cr Wendy Boglary, Louise Rusan, Martin Zaltron
David Jeanes, Dean Butcher, Vaughn Bowden, Darcy Modina,
Shane Talty, Rose Mosley, Craig Hurley, Peter Lightbody,
Paul McManus, Grace Brooks, Michael Loney

Apologies

Cr Rowanne McKenzie, Stephen Hill, Wade Oestreich, Marianne Hocking,
Leanne Weekes, Rachel Smith, Trent Keirnan, Philip Mann,
Jonathan Miers, Giles Hassall

Minute taking

Leeanne Krabbe

Chair

Vaughn Bowden – UDIA

Minutes

No.	Item	Introduced by
	Chair opened the meeting at 2.03pm	Chair
1.	Welcome and apologies	Chair welcomed the attendees
2.	Minutes from previous meeting	Previous Minutes discussed and endorsed
3.	Action items from previous meeting	Action items discussed and updated
4.	<p>UDIA QLD views on SEQ Regional Plan Review and the impact on Redlands RCC response to Shaping SEQ</p> <ul style="list-style-type: none"> • Southern Thornlands • Gentle density and higher density in high amenity areas • Infrastructure plan <p>UDIA QLD supports greenfield development with overall position is that more is needed.</p> <p>Southern Thornlands – UDIA support this subject to the detail. RCC – Southern Thornlands has all the same hallmarks as many other areas that are currently underutilized urban footprint. Noted Infrastructure costs continue to escalate.</p>	

	<p>Community needs to see the good designs and feel the product in Redlands context. RCC Current amendment (MDR zone code review) with State Government which has been held up.</p> <p>SEQ Regional Plan Review RCC has sufficient capacity to accommodate existing planned residential growth. Preference is for additional infrastructure investment by the State to unlock growth around existing centres (Cleveland and Capalaba), namely through delivery of the rail line duplication to Cleveland and the busway extension to Capalaba and sewer capacity upgrades and other infrastructure.</p>	
<p>5.</p>	<p>Draft Redlands Housing Strategy</p> <p>Open discussion on key recommendation and initiatives.</p> <p>RCC update – Noting RCC have only had for a very short period.</p> <p>Current concerns relate to the scope of proposed changes and their implications for: infrastructure servicing and delivery, as well as the amenity of existing neighborhoods. In principle, Council officers support densification, but a more nuanced consideration of impacts is required with regard to the proposed amendments reflected in the draft housing strategy.</p> <p>Council continues to advocate for the progression of 04/20 – Major Amendment – Medium Density Residential Zone code review with variations in MDR around centres and precincts. Reduction in lot sizes to increase density, with difficulties in planning future infrastructure making things problematic.</p> <p>UDIA will seek to communicate its view on the draft housing strategy in the short term. RCC noted that it will present a report to Council on 15 November 2023.</p> <p>RCC – Discussed how do Councils get a good mix in housing choices, and are there designs that still allows developers still make their margins?</p>	<p>ACTION RCC – Book meeting to discuss Housing Strategy. (Calendar booking has been sent for 02/11/2023)</p> <p>COMPLETED</p>

	<p>UDIA QLD - The greatest obstacle is having the community comprehend the local housing needs, which continues to be an issue. Noted, developers should communicate, collaborate, and engage with local communities. Lot mixes are included in all Master Plans, with smaller builds 175m² considerably cheaper, which provides for all cohorts. Real social outcomes can be created through housing affordability, however, the challenge of supplying the right product in existing urban areas continues. The State's community engagement campaign currently falls short of what is required to truly bring the community on the journey and explain what housing diversity means in a local context. The Housing Strategy is an opportunity to enhance housing opportunities and state infrastructure assistance.</p> <p>UDIA QLD - UDIA continue to be in contact with State Government, which is a good opportunity to find alignment of state intentions, industry and community needs, and the local context. With continued population growth, the need for mixed lots and housing choice, including commercial developments is substantial.</p>	
<p>6.</p>	<p>Industry sentiment on current market</p> <p>UDIA QLD – Activity has increased with materials still hard to come by. The industry continues to have labour skills shortages, supply chain and cost issues. Housing supply will continue to be challenging, in years to come. The current issues are cyclical. Feasibility will return for higher density development in time. In certain contexts, allowing for additional height may support underlying development feasibility.</p>	
<p>7.</p>	<p>Update on Redlands LGIP</p> <p>RCC currently finalising network plans for draft. Needs to be financially feasible for approval and continues to be a work in progress.</p>	

<p>8.</p>	<p>City Plan Amendments</p> <p>RCC provided an update on City Plan Amendments:</p> <p>STPGA on hold pending finalization.</p> <p>03/21 – Major Amendment – Quandamooka Land Aspirations Area currently on pause. Has been to consultation on State Government request, feedback has been provided and awaiting response from the State.</p> <p>01/21 - Major Amendment - Environmental Significance Overlay. Decision not to proceed at this time.</p> <p>Southwest Victoria Point – Being addressed through City Plan Amendment</p> <p>Several amendments have been sitting with State Government for an extended amount of time.</p> <p>Secondary dwelling amendment – RCC is supportive, with the potential to levy additional infrastructure charges for dual occupancies.</p> <p>LGIP update being progressed.</p>	<p>ACTION RCC – Supply updated Planning scheme amendment snapshot as attachment to Minutes.</p> <p>COMPLETED</p>
<p>9.</p>	<p>General Business</p> <p>Cleveland Centre Revitalisation remains an emphasis – residential infill and additional ideas can assist.</p> <p>RCC January General meeting dates have not been advised</p>	<p>ACTION UDIA – Provide date for January meeting (confirmed to be 17 January 2024)</p> <p>COMPLETED</p>
<p>10.</p>	<p>Future meetings and items foreshadowed for discussion.</p> <p>Date to be advised.</p>	

	Meeting closed at 3.25pm	
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