

REDLAND CITY COUNCIL
UDIA QLD REDLANDS ADVISORY PANEL

JOINT WORKING GROUP

Cleveland Administration Building,
Kanara Malara Room
Cnr Bloomfield & Middle Streets, Cleveland
2.30pm to 4.00pm – 10 June 2024

Attendees

Cr Rowanne McKenzie, Cr Peter Mitchell, Louise Rusan, Martin Zaltron, David Jeanes,
Wade Oestreich, Michael Anderson, Cathy Ross, Simon Honywood
Giles Tyler, Dirk Hoult, Natasha Comber, Vaughn Bowden,
Grace Brooks, Craig Hurley, Darcy Modina, Philip Mann

Apologies

Paul McManus, Marianne Hocking, Shane Talty, Leanne Weekes

Minute taking

Leeanne Krabbe

Chair

UDIA – Vaughn Bowden

Minutes

No.	Item	Introduced by
	Chair opened the meeting at 2.41pm	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>Transition to a full branch structure.</p> <ul style="list-style-type: none"> RCC - UDIA Redlands Advisory panel and Working group with council commenced in 2017 to trial for one year before considering moving to a full branch. With many UDIA branches all over Queensland, it was noted they work very similarly to the UDIA Redlands Advisory panel. With considerable changes occurring within Redlands, there may be opportunities for breakfast events, insights that focus on raising our profile and the development industry could assist. With an ageing population and lack of housing diversity for the younger population, UDIA can be an important part of those conversations. UDIA could consider the benefits and how the relationship can be improved and if it can assist Council further. 	<p>RCC</p> <p>ACTION UDIA – Look at UDIA requirements and the potential of changing to a full branch.</p>
5.	<p>Current state of the industry/market by attendees</p> <ul style="list-style-type: none"> UDIA – Seeing a strong demand for registered land. Due to low supply in Eastern suburbs, along with upper northern Gold Coast, 	UDIA

	<p>buyers are considering southern Redland Bay as the price point is more affordable.</p> <ul style="list-style-type: none"> • Developers are cautious with infrastructure restrictions, having difficulty competing with other construction companies with better margin price points, such as Olympic contracts. With high construction costs, high interest rates and land prices extraordinary on developed sites, State and Federal governments need to address the labour and construction issues until the wait for construction apprentices is addressed. • Terrace product is a great looking product, and the market has responded well, which is reassuring for future projects, and can provide an affordable product. The next 3-5 years will be challenging for future homeowners as the industry attempts to supply a product at a price point. Terrace housing being 10-15% cheaper than standard house and lot product. Land is the smallest component of construction costs, being able to provide an affordable and innovative outcome, but this may still not be attainable for first home buyers. <p>It was felt that private commercial builders will not be delivering multi-level apartments in the foreseeable future.</p> <ul style="list-style-type: none"> • UDIA encouraged RCC to be open minded when looking at developments. Where is it located? How can you get the best possible outcome? How can RCC facilitate? UDIA are happy to have the industry assist RCC to bring different products forward. 	
6.	<p>New Council and opportunities for UDIA to provide inside development PD for Council, possibly with a focus on facilitating housing delivery.</p>	UDIA

	<ul style="list-style-type: none"> The group discussed that UDIA may be able to offer professional development to a new Council 	ACTION - UDIA to advise possible PD opportunities for Councillors.
7.	Outcomes of DA Review <ul style="list-style-type: none"> The project commenced 14 months ago and is continuously changing and evolving. RCC will hold a consultant forum workshop in July / August to discuss the changes from Phase 1. Phase 1 includes changes to specific inspections such as pre-start meetings and plan signing applications. A key issue identified in inspection requests and plan sealing applications include receiving incomplete / incorrect forms, reports, and other application requirements. If RCC are supplied with all the mandatory requirements, efficiencies are found and there is a quicker turn around. As per the last meeting, it was asked if the developer and / or other technical consultants could be included in communication i.e., emails about an application. This cannot be done for Queensland Government forms; however, the new prestart meeting request form will include an area for consultants to provide details of technical specialists and other that the application would like included on certain types of correspondence. RCC will work with a small group to iron out issues to ensure applications are well made. 	RCC
8.	TMR Bayside and Redlands Transport and Mobility Study <ul style="list-style-type: none"> RCC will be making a submission to the Department of Transport of Main Roads following the community consultation phase of the Bayside and Redlands Transport and Mobility Study. This will be submitted following the Council meeting on 19 June 2024. 	RCC ACTION – UDIA and RCC to exchange submissions

	<ul style="list-style-type: none"> UDIA have made a submission – Emphasising previous items raised, such as road improvements. 	
9.	Cleveland Revitalisation Project – Urbis work <ul style="list-style-type: none"> RCC Economic Development and Investment has been working offline with UDIA to arrange an industry forum on revitalising Cleveland. The forum will be comprised of UDIA members and other key industry participants with the goal of identifying industry’s view of the impediments to redevelopment of the Cleveland CBD as envisaged by the Redland City Plan and Cleveland Master Plan, and what they believe is needed to overcome them. Council officers will also be invited to attend. RCC have reached out to Bluebird to facilitate the session and compile an outcomes report. Anticipating a workshop in July with City Planning and Assessment to provide a planning overview. There are several programs that are separate but related. Property can play a role in invigorating the Cleveland. Councillors are very keen to attract community development and look at all options and greatly encourage industry to look at Cleveland with what they need. Suggestions to get the right demographic into the area to encourage activity including a nighttime economy. UDIA noted apartment delivery challenges to overcome but this is an opportunity to engage with industry operators from outside Redland City for an external perspective. 	RCC ACTION – RCC (EDI) to hold industry Forum workshop
10.	Redland Housing Strategy <ul style="list-style-type: none"> RCC are still awaiting the final strategy. There has been some discussion with State officers on the strategy and changes may occur in response to Council submission, however, have not seen anything formally. 	RCC

	<ul style="list-style-type: none"> New Council still be to be briefed to consider its position. 	
11.	City Plan Amendments <ul style="list-style-type: none"> RCC have several amendments with the State Government. Some of these amendments will now be reviewed in conjunction with the SEQ Regional Plan 2023 and the Housing Strategy. There has been no change to the status of those amendments currently with the State Government. 	RCC
12.	Update on LGIP <ul style="list-style-type: none"> RCC - A final draft has been prepared and supporting material consolidated. Currently preparing a confidential report to Council to endorse (possibly for the August General Meeting) and decide whether to forward the draft LGIP amendment for 1st State Review. Should the Planning Minister subsequently approve Council to proceed to the Public Consultation phase, a UDIA presentation will be offered. The LGIP will likely indicate who will be expected to deliver specific infrastructure items. 	RCC
13.	Southern Thornlands SEQ Development Area <ul style="list-style-type: none"> RCC advised that a decision from the State government on potential PDA is still to be made. NO further updates. 	RCC
14.	Current stats on application numbers and DA workloads	RCC

	<ul style="list-style-type: none"> • RCC are about to commence a new project which will include the design of a new tool to be able to report on live and historic development. • RCC continue to be under decision timeframes across the board 	
15.	<p>General Business</p> <ul style="list-style-type: none"> • UDIA inquired what Councillors would like and suggestions: <ul style="list-style-type: none"> ➤ Focus on bringing the younger generation to Cleveland and aspects of nightlife, with things to do. ➤ A multi-level carpark at RPAC. They are open to ideas to compete with Brisbane and Gold Coast to have Redlands be seen as a serious contender of delivering great products. ➤ Incentivize development of short-term accommodation to bring people to Redlands. ➤ Councillors open to innovative development proposals that would require performance assessment. ➤ UDIA suggested the Cleveland workshop would help with this. • UDIA – Noted projects over the last few years have needed to provide costly individual site stormwater detention facilities whereas regional facilities can be more efficient and to greater multi-purpose benefit. Other local governments have voluntary offset contribution schemes. Regional detention basins may be difficult to achieve but in or adjacent creek improvements may be possible. • . 	<p>Chair</p> <p>ACTION - RCC to consider a voluntary offsite stormwater quality offset contribution scheme.</p>

16.	<p>Future meetings and items foreshadowed for discussion.</p> <p>Date to be advised.</p> <p>Meeting closed 4.18pm</p>	Chair