

## 15.2 COUNCIL'S ROLE IN THE STATE GOVERNMENT LED PREPARATION OF THE REDLAND HOUSING SUPPLY AND DIVERSITY STRATEGY

**Objective Reference:** A7099735

**Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services

**Responsible Officer:** Stephen Hill, Acting Group Manager, City Planning & Assessment

**Report Author:** Dean Butcher, Acting Principal Strategic Planner

**Attachments:**

1. Minutes of General Meeting (Item 14.1 - 21 July 2021) [↓](#)
2. Ministerial Direction Advising that the Queensland Government will Prepare the Redlands Housing Strategy [↓](#)
3. Formal Correspondence Advising the Queensland Government will Prepare the Redlands Housing Strategy [↓](#)

### PURPOSE

To consider Council's potential role in the State Government led preparation of a Redland Housing Supply and Diversity Strategy (the housing strategy).

### BACKGROUND

The following provides a summary of relevant background information:

**24 June 2021:** The Deputy Premier and Minister for the Department of State Development, Infrastructure, Local Government and Planning (the Planning Minister) wrote to the Chief Executive Officer notifying that he was considering exercising the Ministerial Direction powers under the *Planning Act 2016* (PAct) to require Council to prepare a citywide housing strategy.

**21 July 2021:** At its General Meeting, Council resolved to make written representations to the Planning Minister outlining that there was no demonstrated urgent need to prepare a housing supply and diversity strategy at this time. The Council report noted ten key reasons to support its position. A copy of this report is provided at Attachment 1.

**December 2021:** The State Government released the 2021 annual Land Supply and Development Monitoring (LSDM) Report. In summary, the 2021 report confirmed the following:

- Redlands Coast has sufficient zoned land and redevelopment opportunities to accommodate the consolidation and expansion dwelling supply benchmarks of the South East Queensland Regional Plan (SEQR).
- Dwelling approvals were:
  - Exceeding the year-on-year average that would be required to achieve overall expansion dwelling supply benchmark of the SEQR.
  - On track to achieve consolidation dwelling supply benchmark of the SEQR.
- The diversity of new dwelling approvals continued to improve (namely, there was an increasing ratio of attached dwelling stock being provided relative to detached dwellings).
- Redlands Coast exceeded the four-year approved lot supply for residential and employment land within consolidation and expansion areas as sought by the SEQR.

- The realisation of the planned dwelling supply in the consolidation area would be supported by the provision of key region-shaping infrastructure as identified in the SEQRP and State Infrastructure Plan, including the Eastern Busway extension to Capalaba (as busway or other priority corridor). It would also be supported by higher frequency rail services to Cleveland, subject to future investigation if sufficient dwelling densities are achieved in the corridor.
- Average new lot sizes are now just over 400m<sup>2</sup>. In 2011, the average lot new lot size was approximately 700m<sup>2</sup>.

The 2022 LSDM is proposed to be released by the State prior to the end of the year. It is anticipated that Council will continue to satisfy all relevant dwelling benchmarks outlined in the SEQRP.

**March 2022:** Representatives from the Queensland Government Statisticians Office (Queensland Treasury) advised Council that new dwelling and population projections are currently being prepared for the State. The new figures will replace the December 2018 series and incorporate the 2020 census data and extend the forecasts to the new planning horizon of 2046 and beyond. It is understood the new projections will be formally released in early 2023.

**23 June 2022:** At a meeting between Council and State Government planning staff, Council officers outlined Council's commitment to improving housing diversity in the city by progressing ongoing amendments to City Plan (for example, progressing 04/20 – Major Amendment – Medium Density Residential, which seeks to improve urban design outcomes and facilitate greater community acceptance of higher density housing typologies). In addition, officers indicated that following the release of updated Queensland Treasury population and dwelling projections and the proposed review of the SEQRP, Council would be in a better position to undertake a full review of the housing strategy, which could then inform the review of City Plan.

**15 September 2022:** Under section 27 of the PAct, the Planning Minister advised Council of his decision to urgently prepare a housing strategy for Redland City (Attachment 2). A key reason cited in the correspondence was that 'the Redland City Plan does not provide sufficient opportunity to deliver diverse housing options in the local government area' (Attachment 3).

**16 September 2022:** Queensland housing roundtable is held between key Queensland Government and industry stakeholders.

**11 October 2022:** Council officers attend a quarterly meeting with Queensland Government planning staff that includes an update on the proposed housing strategy.

**20 October 2022:** Queensland Housing Summit held to discuss potential responses to the State's 'growing housing crisis.'

## PURPOSE

This report seeks to:

- Provide an overview of background events prior to the Planning Minister's decision for the Queensland Government to urgently prepare a housing strategy on Council's behalf.
- Identify the potential advantages and disadvantages of council participating in the preparation of the housing strategy.

- Seek a resolution from Council confirming its role in the State Government led preparation of the housing strategy.

## ISSUES

Council officers have held preliminary discussions with Queensland Government planning staff to discuss potential opportunities for Council involvement in the State led preparation of a housing strategy. Following these discussions three approaches are considered potentially available to Council. These approaches include seeking to work alongside the Queensland Government at arm's length (approach one), participating in an advisory role at officer level only (approach two), or not participating in the strategy (approach three).

In considering these potential approaches Council needs to consider how best it may ensure the views of the Redlands community are represented and addressed throughout the preparation of the housing strategy and the most appropriate planning outcomes are achieved for the city.

Council should also be mindful that the Planning Minister has taken the decision to utilise his powers under the PAct to urgently prepare a housing strategy on Council's behalf. This decision has been taken despite Council's formal submission outlining significant grounds why there is no urgent need to undertake the work at this time. It is also noted that critical information to inform the strategy such as updated population and dwelling projections and the review of the SEQ Regional Plan have not been finalised or in the case of the review of the SEQ Regional Plan not formally commenced.

A brief summary of the disadvantages and advantages of each of the three potential approaches considered to be available to Council in relation to its level of participation in the preparation of the State led housing strategy for the City are summarised in the following table:

| Approach                                                            | Disadvantages                                                                                                                                                                                                                                                                                                                                       | Advantages                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>1. Working alongside the Queensland Government (recommended)</b> | Reduced ability to influence the scope of the study and advocate on behalf of the community, relative to option 2.                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>• State Government is held accountable for the outcomes of the strategy.</li> <li>• Council is involved at 'arm's length' during preparation of the strategy.</li> <li>• Council is able to freely and strongly articulate its position on matters important to the community through resolutions demonstrating its collective view.</li> </ul> |
| <b>2. Advisory involvement by officers</b>                          | <ul style="list-style-type: none"> <li>• The community may hold council accountable for any negative outcomes emanating from the strategy, despite the project being State Government led.</li> <li>• Only officers involved with no direct involvement of council (elected representatives) to advocate on behalf of their electorates.</li> </ul> | Council increases its ability to: <ul style="list-style-type: none"> <li>• Potentially influence the scope of the study.</li> <li>• Provide advice on implementation actions to ensure they are contextually appropriate.</li> <li>• Advocate on behalf of the community.</li> </ul>                                                                                                   |
| <b>3. Council does not participate</b>                              | Council limits its ability to: <ul style="list-style-type: none"> <li>• Influence the scope of the study.</li> <li>• Provide advice on implementation actions to ensure they are contextually appropriate.</li> <li>• Advocate on behalf of the</li> </ul>                                                                                          | State Government is held accountable for the outcomes of the strategy.                                                                                                                                                                                                                                                                                                                 |

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|--|------------|--|
|  | community. |  |
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### Recommended approach

Based on the information currently available, working alongside the Queensland Government (approach one) in its preparation of a new housing strategy for the city is considered the most appropriate approach for Council to pursue. This approach demonstrates Council's commitment to constructively consider and review any information that may be made available by the State during the preparation of the housing strategy. It will also ensure Council can continue to actively advocate for an ongoing commitment to consultation and engagement with the Redland community throughout the planning process and endeavour to ensure the most appropriate planning outcomes are achieved for the city. In recommending this approach, it is proposed that a further report be tabled at an ensuing General Meeting which further articulates Council's position on the critical elements in preparing a housing strategy. This would include highlighting the importance of capturing the views and opinions of the whole Redlands community throughout the planning process.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

As discussed in this report, Council's decision on whether to participate or abstain from the housing strategy preparation process relates to a Ministerial Direction issued under section 27 of the PAct. This section of the PAct applies if the Minister considers an action should be taken to protect or give effect to a State interest urgently.

### **Risk Management**

The risks involved have been discussed, where relevant, in the issues section and attachments.

### **Financial**

It is understood the costs associated with preparation of the housing strategy are to be fully borne by the Queensland Government.

### **People**

Officers from the Strategic Planning Unit will be responsible for coordinating Council input, should a decision be taken to participate in the process for preparing the housing strategy.

### **Environmental**

There are no known environmental issues associated with this report.

### **Social**

Social matters have been discussed, where relevant.

### **Human Rights**

There are no known human rights issues associated with this report.

### **Alignment with Council's Policy and Plans**

The officer recommendation aligns with the objectives contained in Council's Corporate Plan *Our Future Redlands – A Corporate Plan to 2026 and Beyond*. This includes sustainably managing growth and quality development in the city through planning, implementation and management of the Redland City Plan.

**CONSULTATION**

| Consulted                                                                                        | Date            | Comment                  |
|--------------------------------------------------------------------------------------------------|-----------------|--------------------------|
| Councillors                                                                                      | 31 October 2022 | Councillor briefing held |
| Councillors                                                                                      | 10 October 2022 | Councillor briefing held |
| Officers from the Department of State Development, Infrastructure, Local Government and Planning | 11 October 2022 | Quarterly update held    |

**OPTIONS****Option One**

That Council resolves as follows:

1. To advise the Planning Minister that it intends to work alongside the Queensland Government as it undertakes the preparation of the Housing Supply and Diversity Strategy (the housing strategy) for Redland City.
2. To note that a further report will be presented at an ensuing General Meeting that outlines Council's views on the critical elements in preparing a housing strategy, including matters such as community engagement activities.

**Option Two**

To advise the Planning Minister that Redland City Council officers will participate in an advisory role, as proposed by the Queensland Government, in its preparation of the Housing Supply and Diversity Strategy for Redland City.

**Option Three**

To advise the Planning Minister that it will abstain from participating in the preparation of the Queensland Government Led Housing Supply and Diversity Strategy for Redland City.

**MOTION**

Moved by: Cr Julie Talty

Seconded by: Cr Paul Gollè

That Council resolves as follows:

1. To advise the Planning Minister that it intends to work alongside the Queensland Government as it undertakes the preparation of the Housing Supply and Diversity Strategy (the housing strategy) for Redland City.
2. To note that a further report will be presented at an ensuing General Meeting that outlines Council's views on the critical elements in preparing a housing strategy, including matters such as community engagement activities.

**MOTION TO SUSPEND STANDING ORDERS AT 11:34AM****COUNCIL RESOLUTION 2022/267**

Moved by: Cr Paul Bishop

Seconded by: Cr Paul Gollè

A motion was moved that Council suspend standing orders.

**CARRIED 11/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

**MOTION TO RESUME STANDING ORDERS AT 11:59AM****COUNCIL RESOLUTION 2022/268**

Moved by: Cr Julie Talty

Seconded by: Cr Rowanne McKenzie

A motion was moved that Council resume standing orders.

**CARRIED 11/0**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Mark Edwards, Julie Talty, Rowanne McKenzie, Tracey Huges, Adelia Berridge and Paul Bishop voted FOR the motion.

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2022/269**

Moved by: Cr Julie Talty

Seconded by: Cr Paul Gollè

That Council resolves as follows:

1. To advise the Planning Minister that it intends to work alongside the Queensland Government as it undertakes the preparation of the Housing Supply and Diversity Strategy (the housing strategy) for Redland City.
2. To note that a further report will be presented at an ensuing General Meeting that outlines Council's views on the critical elements in preparing a housing strategy, including matters such as community engagement activities.

**CARRIED 9/2**

Crs Karen Williams, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Julie Talty, Rowanne McKenzie, Adelia Berridge and Paul Bishop voted FOR the motion.

Crs Mark Edwards and Tracey Huges voted AGAINST the motion.