

# South West Victoria Point Planning Timeline

## 2015 – 2017

A number of major development applications for residential development have been lodged in the area since 2015. These applications were publicly notified and public submissions were received. For example, the development application lodged on 21-29 and 31 Clay Gully Road, Victoria Point for 289 residential lots was publicly notified in November 2015 and Council received 352 properly made submissions.

As part of Council's assessment of the applications, Council officers requested the preparation of developer led structure plans to support the applications. Two structure plans were subsequently completed by the development proponents and submitted to Council.

## March 2018

Following the preparation of the two developer led structure plans, Council resolved to defer making a decision on the applications lodged in the area until a Council led structure plan for the entire area included in the emerging community zone was completed. The purpose of the Council led structure plan was to draw together and integrate all the necessary components of the built and natural environment in an orderly, integrated and coordinated land use pattern and facilitate the delivery of a well-planned urban community.

## October 2018

The Redland City Plan commenced and included the entire area in the emerging community zone. Council also resolved to prepare a structure plan and undertake a major amendment to the City Plan (in accordance with State Government requirements) to give statutory effect to the structure plan once completed. At this time, Council directed that consultation with the community would not occur until a structure plan had been completed and undergone a Review of State Interests and Council had received Ministerial approval.

## November 2019

A draft structure plan for the area was completed by Council's appointed consultants Deicke Richards, and Council resolved to submit the draft local plan to the State Government for review as a major amendment to the Redland City Plan. The Council resolution advised the State Government that Council would not adopt the local plan as an amendment to the Redland City Plan until such time that:

- the full details of the Victoria Point Bypass study was publicly released; and
- there was a firm commitment to upgrading Cleveland-Redland Bay Road between Magnolia Parade, Victoria Point and Giles Road, Redland Bay to accommodate the growth of the area.

The State Government subsequently committed to funding upgrades to Cleveland-Redland Bay Road, totaling approximately \$110 million. It is important to note that the funding commitment will facilitate the duplication of Cleveland-Redland Bay Road from Magnolia Parade, Victoria Point to Anita Street, Redland Bay.

Council submitted the draft local plan to the State Government in November 2019 for its Review of State Interests and Ministerial approval to proceed to public consultation. The purpose of the Review of State Interests was to ensure that the draft local plan was consistent with State Planning Policy.

One of the development proponents (Fiteni Homes) also undertook a community consultation exercise on their structure plan (<https://mywoodbury.com.au/>).

## Early 2020

As Council deferred deciding on applications lodged within the area, three development proponents (whom had lodged applications in the area since 2015) lodged appeals with the Planning and Environment Court.

The draft local plan was used as part of the Court mediated process to negotiate a settlement with the appellants and avoid a series of costly trials.

## June 2020

Council engaged in negotiations with the State Government on the amendment, and in June 2020 resolved to submit an amended local plan that responded to State Interest Review comments.

## July 2020

Council resolved to settle an appeal for the development application lodged at 711-719 Redland Bay Road and 10 Double Jump Road, Victoria Point for a retirement facility and relocatable home park.

## October 2020

Council resolved to negotiate a settlement with the proponent of the development application lodged on 21-29 and 31 Clay Gully Road for 289 residential lots, which was publicly notified in November 2015. This decision was based on the expert technical witnesses representing Council advising that if the appeal proceeded to trial it was unlikely to be successful.

## March 2021

Council resolved to settle an appeal for the development application lodged at 72, 74, 78, 80, 82 Double Jump Road and 158-166, 168-172, 174-178 Bunker Road, Victoria Point for 8 lots into 176 lots with a new road.

## June 2021

On 21 June 2021 the State Government advised that the Minister for Planning was satisfied that the proposed draft local plan appropriately integrated relevant State interests and could progress to public consultation, subject to complying with a number of Ministerial Conditions.



Given the complex nature of some of the conditions, the Minister required Council to firstly submit an amended local plan and statement demonstrating compliance with the Ministerial Conditions to the State Planner for endorsement.

This endorsement is required before public consultation can commence.

## August 2021

Council at the General Meeting on 18 August, resolved to progress an amended local plan that addressed the Ministerial Conditions to public consultation, following State Planner endorsement.

