

20150903 Item 4.1.1 Report Draft Redland City Plan 2015 Public Consultation

Objective Reference:	A262709 Reports and Attachments (Archives)
Attachment:	<u>Attachment 1 - Ministerial Letter</u>
Authorising Officer:	David Jeanes Acting General Manager Community & Customer Services
Responsible Officer:	Kim Kerwin Group Manager Economic Sustainability & Major Projects
Report Author:	Kim Kerwin Group Manager Economic Sustainability & Major Projects

PURPOSE

This report seeks Council's approval to proceed to public notification of the proposed Redland City Plan 2015 (proposed planning scheme) for a period of at least thirty (30) business days in accordance with section 118(b)(i) of the *Sustainable Planning Act 2009* (SPA) and Statutory Guideline 04/14 'Making and amending local planning instruments'. This follows Council receiving written advice from the Deputy Premier and Minister for Infrastructure, Local Government and Planning on 20 August 2015 (*attachment 1*) that Council may publicly consult on the proposed planning scheme, subject to conditions.

BACKGROUND

Council at its meeting of 9 October 2013, resolved to prepare a new planning scheme. On 23 November 2014, Council resolved to submit the draft Redland City Plan 2015 to the Planning Minister for state interest review. On 23 February 2015, Council resolved to submit the amended draft Redland City Plan 2015 to the Department of Infrastructure, Local Government and Planning having satisfactorily addressed the issues raised through the state interest review process.

On 20 August 2015, Council received written advice from the Deputy Premier and Minister for Infrastructure, Local Government and Planning that, in accordance with Statutory Guideline 04/14 *Making and amending local planning instruments* the Minister is satisfied the relevant State interests have been integrated and that Redland City Council may now publicly consult on the proposed planning scheme subject to the following conditions:

- 1) Prior to public consultation, amend zoning maps (ZM-001, ZM-002, ZM-003 and ZM-004), to identify the rural residential zone area within the rural zone and undertake the following consequential amendments:
 - a) amend all relevant parts of the proposed planning scheme to remove all parts and references related to the 'rural residential zone';

- b) amend Part 3 Strategic Framework, section 3.3.1.4 to identify the area bounded by Taylor Road, Woodlands Drive and Springacre Road within the Thornlands area as a possible option for longer term, future urban growth;
 - c) amend Strategic Framework map (SFM-001), to identify Southern Redland Bay and the area bounded by Taylor Road, Woodlands Drive and Springacre Road within the Thornlands area as future urban growth investigation areas.
- 2) Prior to public consultation, amend overlay maps (OM-003, OM-004, OM-005 and OM-006) to appropriately reflect the current erosion prone area and bushfire hazard area mapping.

The next step is for Council to commence public consultation on the proposed planning scheme after complying with the conditions imposed by the Minister.

ISSUES

Having received the Minister's approval to publicly consult on the proposed planning scheme, Council can now resolve to proceed to public consultation on the draft Redland City Plan 2015 and set a public consultation period of at least thirty (30) business days in accordance with Statutory Guideline 04/14 *Making and amending local planning instruments* after complying with the conditions imposed by the Minister.

STRATEGIC IMPLICATIONS

Legislative Requirements

Public consultation about the draft Redland City Plan 2015 (City Plan) is under section 118(b)(i) of the *Sustainable Planning Act 2009* (SPA) in accordance with Statutory Guideline 04/14 'Making and amending local planning instruments' and follows the Minister's written advice that Redland City Council may proceed to public consultation on the proposed Redland City Plan 2015.

Risk Management

There is considerable community interest in publicly consulting on draft Redland City Plan 2015 at the earliest opportunity following the Minister's approval to publicly consult. This is regarded as overriding the risk of this consultation taking place while the State government is consulting on the proposed new Planning Bill and the unknown consequences of the new legislation for the proposed planning scheme.

Financial

Public consultation about draft Redland City Plan 2015 will require allocation of additional resources in the 2015/16 budget review. This is due to the unanticipated delay in receiving Ministerial approval to publicly consult on the proposed planning scheme, which had been scheduled for 2014/15 and budgeted for accordingly.

People

There will be resource implications for Council officers with an extensive program planned for outside business hours public consultation. This has been planned for

and will be managed to ensure adequate resources are available for public consultation events without impacting Council business.

Environmental

No implications

Social

No implications

Alignment with Council's Policy and Plans

The proposal is consistent with Council's Corporate Plan 2015-2020:

Wise Planning and Design 5.1: Growth and development in the city is sustainably managed through the adoption and implementation of the Redland City Plan 2015 and Local Government Infrastructure Plan.

The proposal is consistent with Council's Operational Plan 2015-2016:

5.1 Growth and development in the city is sustainably managed through the adoption and implementation of the Redland City Plan and Local Government Infrastructure Plan.

5.1.2 Redland City Plan
Finalise completion of the new planning scheme for Redland City.

CONSULTATION

- Chief Executive Officer
- Acting General Manager Community and Customer Services
- Acting General Manager Organisational Services
- Group Manager Communications Engagement and Tourism
- Acting Group Manager City Planning and Assessment

OPTIONS

1. That Council carry out public consultation about the draft Redland City Plan 2015 (the proposed planning scheme) for a public consultation period of 30 business days commencing 14 September 2015 in accordance with section 118(b)(i) of the *Sustainable Planning Act 2009* (SPA) and Statutory Guideline 04/14 'Making and amending local planning instruments' after complying with the conditions imposed by the Deputy Premier and Minister for Infrastructure, Local Government and Planning on 20 August 2015.
2. That Council carry out public consultation about the draft Redland City Plan 2015 (the proposed planning scheme) for a public consultation period of more than 30 business days commencing 14 September 2015 in accordance with section 118(b)(i) of the *Sustainable Planning Act 2009* (SPA) and Statutory Guideline 04/14 'Making and amending local planning instruments' after complying with the conditions imposed by the Deputy Premier and Minister for Infrastructure, Local Government and Planning on 20 August 2015.

3. That Council resolves not to proceed to carry out public consultation about the draft Redland City Plan 2015 (the proposed planning scheme).

OFFICER'S RECOMMENDATION

That Council resolves to:

Carry out public consultation about the draft Redland City Plan 2015 (the proposed planning scheme) for a public consultation period of 30 business days commencing 14 September 2015 in accordance with section 118(b)(i) of the *Sustainable Planning Act 2009* (SPA) and Statutory Guideline 04/14 'Making and amending local planning instruments' after complying with the conditions imposed by the Deputy Premier and Minister for Infrastructure, Local Government and Planning on 20 August 2015.



Deputy Premier
Minister for Transport, Minister for Infrastructure,
Local Government and Planning and Minister for Trade

Our ref: MC14/4439

Your ref: KW:fm

Level 12 Executive Building
100 George Street
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7100
Email deputy.premier@ministerial.qld.gov.au

20 AUG 2015

Councillor Karen Williams
Mayor
Redland City Council
PO Box 21
CLEVELAND QLD 4163

Dear Councillor Williams

Karen,

I refer to your letter of 24 November 2014 to the former Planning Minister providing the proposed Redland City Plan 2015 for State interest review and consideration for approval to publicly consult.

The proposed planning scheme has been assessed in terms of comments received during the State interest review, the *Sustainable Planning Act 2009* and whether or not State interests would be adversely affected by the proposed planning scheme.

I am pleased to advise, in accordance with *Statutory guideline 04/14 Making and amending local planning instruments*, that I am satisfied the relevant State interests have been integrated and that the Redland City Council (the Council) may now publicly consult the version of the proposed planning scheme received by the then Department of State Development, Infrastructure and Planning on 26 February 2015 (incorporating the amendments provided to the Department on 4 August 2015) subject to the following conditions:

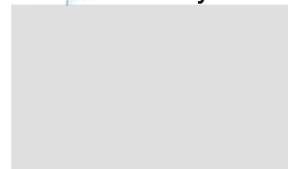
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 - c) amend Strategic Framework map (SFM-001), to identify Southern Redland Bay and the area bounded by Taylor Road, Woodlands Drive and Spring acre Road within the Thornlands area as future urban growth investigation areas.
- 2) Prior to public consultation, amend overlay maps (OM-003, OM-004, OM-005 and OM-006) to appropriately reflect the current erosion prone area and bushfire hazard area mapping.

Notwithstanding, I advise that the proposed planning scheme, to the extent it applies to the Kinross Road declared master planned area, has satisfied the requirements of section 761A(3A)(a) of the *Sustainable Planning Act 2009*.

I note that the proposed planning scheme maps show the area subject to the current "Shoreline" development application as being zoned for rural purposes. While I consider this is appropriate during the public consultation period, I expect that the Council will review whether this designation remains appropriate following any decision the Council might make on the development application and the planning scheme will be updated accordingly when it is submitted for my approval to proceed to adoption.

If you require any further information, I encourage you to contact Ms Amanda Tzannes, Manager, Planning, Department of Infrastructure, Local Government and Planning on 5644 3223 or by email at Amanda.Tzannes@dilgp.qld.gov.au.

Yours sincerely



JACKIE TRAD MP
DEPUTY PREMIER
Minister for Transport, Minister for Infrastructure,
Local Government and Planning and Minister for Trade

cc: Mr Bill Lyon
Chief Executive Officer
Redland City Council
PO Box 21
CLEVELAND QLD 4163