



Hon Steven Miles MP
Deputy Premier
Minister for State Development, Infrastructure,
Local Government and Planning

Our ref: MBN21/440

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Dear Mr Chesterman

I write in respect of the ongoing requests for the Redland City Council (the council) to prepare a citywide housing studies and reference the advice of the former Planning Minister as part the approval to adopt the *Redland City Plan 2018* (the City Plan).

The former Planning Minister's advice at that time identified the need for the council to undertake studies to ensure the Redland City Plan would provide appropriately zoned land to accommodate a diverse range of dwellings, particularly small lot housing. I also note that the need for the strategy has been emphasised with the council, both in writing and discussions, on a number of occasions but to date the council has not commenced this important work.

Planning effectively for growth has been, and will continue to be, a significant issue for all local governments across South East Queensland. Recently, this has been highlighted by the unexpected population shifts associated with increased interstate migration to South East Queensland due to the COVID-19 pandemic. This accelerated population growth during the pandemic has put South East Queensland's ability to accommodate growth under the spotlight. It also raises valid questions about how to deliver a sustainable and affordable housing supply.

The changes brought on by the pandemic have now reinforced the importance for the council to undertake the requested strategy and ensure the City Plan can adequately cater for future growth.

I am aware that since the City Plan took effect on 8 October 2018, the council has prepared a number of proposed planning scheme amendments without completing the requested studies. Given that many of these amendments affect housing choice I am also concerned about the lack of investigation and evidence that has supported these changes to the City Plan.

The *Planning Act 2016* (the Planning Act), State Planning Policy 2017 (SPP), and the South East Queensland Regional Plan 2017 (*ShapingSEQ*) all set clear requirements for councils to effectively plan for housing supply, diversity, and affordability.

In addition, the 2020 Land Supply Development Monitoring report (LSDM report), released in December 2020, shows that the council has a short-term shortfall of residential land supply. Accordingly, there remains an ongoing concern about the ability of the City Plan to effectively manage the medium to long-term residential growth requirements for the Redland City area.

Even before the COVID-19 pandemic, former Planning Ministers and the department had sent clear signals to the council about the need to complete housing studies to meet the state interests' requirements. Importantly, the studies should have already been prepared as part of council's routine monitoring of the performance of the City Plan and used to underpin amendments to the planning scheme.

Given recent changes to the housing market and migration patterns it is evident that planning schemes need to provide for a diversity of housing choices. On this basis, it is critical that the council commits to undertaking an evidence based and comprehensive Housing Supply and Diversity Strategy (the strategy) so that it is well positioned to plan for future housing needs. Furthermore, the strategy is considered an essential input from the council into the upcoming review of the *ShapingSEQ* for Redland City.

Given the matters outlined above, I notify the council that I am considering exercising my powers under section 26 of the Planning Act to require the council to take the actions set out in the draft Ministerial Direction notice enclosed with this letter.

If I decide to make the direction, I anticipate, as set out in the draft Ministerial Direction, that the council would prepare the strategy and provide me with a draft report for review and approval by 30 August 2022.

I intend the strategy to be undertaken in three stages comprising the review, investigation and implementation. I expect the strategy will provide the evidence base that will support relevant future amendments to the City Plan.

In addition, I am seeking a project management plan to be prepared by the council within 40 business days of the date of this letter. The project management plan is required to set out how the council will prepare the strategy. I am also intending that the project management plan to be submitted to the State Planner for consideration and approval.

In accordance with section 26(3) of the Planning Act, I advise that the council may, within 20 business days of the date of this letter, make a submission to me about the council taking the action.

After I have considered any submissions made as required under this notice, I will consider what further actions I may take in accordance with section 26(4) of the Planning Act.

My decision to consider exercising my power under section 26 of the Planning Act is based on the following:

- I consider the council should take the action outlined in the enclosed draft Ministerial Direction to protect, or give effect to, state interests in the Redlands. Specifically:
 - the purpose of the Planning Act in which achieving Ecological Sustainability under section 3(3)(c)(i) includes creating and maintaining well-serviced, healthy, prosperous, liveable and resilient communities with affordable, efficient, safe and sustainable development
 - advancing the purpose of the Planning Act, section 5(2)(f) supports ethical decision making that provides for housing choice, diversity and affordability.
 - the SPP state interest for Housing supply and diversity.
 - *ShapingSEQ*, Goal 1: Grow, Element 4: Housing Diversity
- The council has not undertaken the study as first advised by the former Planning Minister on 9 June 2018 as part of the state's approval to adopt the City Plan.

- Since 2018 repeated requests have been made to the council by the former Planning Ministers and departmental officers to prepare the study.
- The consequences of not having a comprehensive housing strategy undertaken includes:
 - City Plan amendments relating to residential land supply lack an evidence base and may not be reflective of current and forecast needs
 - the known challenges in meeting approved land supply, which is already below the four years of supply recommended by the LSDM report
 - the potential compromising of the council's ability to meet the housing supply requirements under *ShapingSEQ*, that could have broader implications at a sub-regional or regional level
 - that the council has not appropriately demonstrated it can meet the current and future needs of the community.
- The accelerated growth prompted by increased interstate migration and the Australian Government's Homebuilder grants during the COVID-19 pandemic brought forward many growth challenges faced in the Redlands which has heightened the concerns about the council's ability to provide adequate housing choice, diversity and affordability.

For the reasons set out above it is critical that the council prepares a comprehensive Housing Supply and Diversity Strategy that will ensure the state's interests are met and the required strategic and infrastructure planning is undertaken.

As you may be aware, I have the power as the Planning Minister to take an action and request the department to undertake any necessary work where a state interest is affected. In undertaking this action, I also could recover any reasonable expense incurred by undertaking this action from the council. Given the significance of this issue, this option is available to me in the instance the council elects not to prepare the strategy within the timeframes proposed in the draft Ministerial Direction.

As expressed in this letter, effective planning and management of growth is a shared responsibility of both state and local governments. You will be aware of my recent announcement to establish a new Growth Areas Team (GAT) for South East Queensland. This team aims to pro-actively address the growing demand on the supply of land for new development in SEQ. The GAT's work will also assist in unlocking growth, address housing choice and affordability and identify the infrastructure necessary to support more liveable communities.

To this end I am advised that officers of the Department of State Development, Infrastructure, Local Government and Planning have approached council officers with a view to identifying projects that the council and the GAT can collaborate on to achieve these outcomes.

In my view, the council's preparation and completion of the strategy is an essential input into shaping future growth in Redland City and will help to ensure that the council is strategically positioned to inform future reviews of the planning scheme and the review of *ShapingSEQ*, expected to commence between 2022-2024.

Officers from the department will be available to help guide the council in the preparation of the strategy. There is also the opportunities to engage the department's Housing Supply Expert Panel to assist in shaping your process.

If you require any further information regarding this matter, please contact my Chief of Staff, Ms Danielle Cohen, by email at deputy.premier@ministerial.qld.gov.au or by telephone on (07) 3719 7100.

Yours sincerely



STEVEN MILES MP
DEPUTY PREMIER
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Enc

cc Councillor Karen Williams
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