

29 June 2020

Your Ref: MBN20/44
Our Ref: DB/SH
Contact: Dean Butcher
Phone: (07) 3829-8714

The Honourable Cameron Dick MP
Treasurer
Minister for Infrastructure and Planning
GPO Box 611
BRISBANE QLD 4001

Dear Minister

**RE: Status of the planning investigation for the Southern Thornlands
Potential Future Growth Area (PFGA)**

I write in response to your letter dated 23 June 2020 advising Council of your intention to exercise powers under section 26 of the *Planning Act 2016* if Council does not complete the actions outlined in your draft Ministerial Direction notice (enclosure 1).

I acknowledge the concerns raised in your correspondence and wish to advise that Council has significantly progressed investigations of the Southern Thornlands PFGA, as required by *ShapingSEQ*.

Details on the current status of the investigations and a response to the matters raised in your letter are outlined below.

Current status

As outlined in enclosure 2 of your correspondence, the ability to progress investigations on the Southern Thornlands PFGA was initially delayed by Council's decision not to allocate funds for the Southern Thornlands investigation in its 19/20 annual budget.

It is also worth noting that in October 2018, Council sought to defer further investigation of the Southern Thornlands area pending finalisation of the Rural Enterprise Industry Sector Strategy and Action Plan. I can confirm that *Rural Enterprises Industry Sector Plan 2019-2024* was endorsed by Council at its General Meeting on 17 July 2019, serving as a precursor for the future decision to allocate funds for the investigation of the PFGA at its Annual Budget Review on 12 February 2020.

Following confirmation of a budget allocation, Council commenced preparation of a planning investigation to examine planning constraints and opportunities within the PFGA. In addition, Council engaged economic consultants CDM Smith in March to prepare an economic feasibility assessment (EFA) for the Southern Thornlands PFGA. The assessment is nearing completion and will inform a future decision by Council on whether land within the PFGA is required to accommodate employment generating or other uses in Redland City to 2041.

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Officers expect this report will be finalised by 30 June 2020, with subsequent Councillor briefings to occur in July. At this stage a briefing with Councillors is expected to take place on 21 July 2020. Council officers will also be available to provide your officers with a briefing and update on the project during July. A formal Council resolution on the future of the PFGA will be sought from Council following the briefings, the timing of which is discussed in further detail below.

Exercising power under section 26 of the *Planning Act 2016*

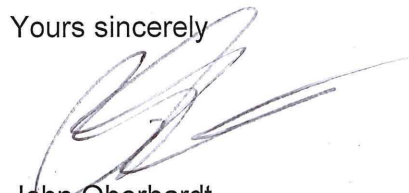
In your correspondence, you have stated that if you decide to exercise your powers under section 26 of the *Planning Act 2016*, you anticipate that you would require Council to complete the necessary investigation by 14 August 2020, with a report to you due by 30 August 2020. While Council officers are confident that the planning investigations will be completed well in advance of these timeframes and that issuing a Ministerial Direction notice is unnecessary, the following feedback should be taken into account if you make a decision to pursue this course of action.

To allow sufficient time for the elected members of Council to consider the findings of the significant investigations undertaken and any subsequent recommendations by Council officers in the associated Council report, please consider extending the initial timeframe required to complete the investigations from 14 August 2020 to 20 August 2020. This will give officers the opportunity to present the report at either of the two scheduled general meeting dates in August (Wednesday 5 August or Wednesday 19 August), with negligible impacts on timeframes. The nominal due date for reporting to you on this matter is considered appropriate.

I trust the information provided in this letter provides assurances to you that Council is committed to fulfilling its obligations under *ShapingSEQ* in a timely manner and that issuing a Ministerial Direction will not be necessary.

Should you or your officers require any further information or wish to confirm a suitable briefing date, please contact Council's Acting Principal Strategic Planner, Dean Butcher on (07) 3829-8714 or by email at: Dean.Butcher@redland.qld.gov.au

Yours sincerely



John Oberhardt
Acting Chief Executive Officer
Redland City Council