

**From:** [Infrastructure/Planning ESU](#)  
**To:** [andrew.chesterman@redland.qld.gov.au](mailto:andrew.chesterman@redland.qld.gov.au)  
**Cc:** [mayor@redland.qld.gov.au](mailto:mayor@redland.qld.gov.au)  
**Subject:** Correspondence from the Honourable Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning – Our ref: MBN21/440  
**Date:** Friday, 25 June 2021 9:26:00 AM  
**Attachments:** [image001.png](#)  
[Deputy Premier letter - Mr Andrew Chesterman - intent to give Ministerial Direction.pdf](#)  
[ENC - Draft Ministerial Direction under section 26 of the Planning Act.pdf](#)  
[image003.png](#)

---

Good morning

Please find attached correspondence from the Honourable Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning.

Please do not respond to this email. If you wish to reply please send your email to [deputy.premier@ministerial.qld.gov.au](mailto:deputy.premier@ministerial.qld.gov.au)

Kind regards

**Executive Services Unit**

Department of State Development, Infrastructure,  
Local Government and Planning  
1 William Street, Brisbane QLD 4000

This email, together with any attachments, is intended for the named recipient(s) only; and may contain privileged and confidential information. If received in error, you are asked to inform the sender as quickly as possible and delete this email and any copies of this from your computer system network.

If not an intended recipient of this email, you must not copy, distribute or take any action(s) that relies on it; any form of disclosure, modification, distribution and /or publication of this email is also prohibited.

Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government. Please consider the environment before printing this email.



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

Our ref: MBN21/440

**24 JUN 2021**

Mr Andrew Chesterman  
Chief Executive Officer  
Redland City Council  
andrew.chesterman@redland.qld.gov.au

1 William Street  
Brisbane Queensland 4000  
PO Box 15009  
City East Queensland 4002  
**Telephone** +61 7 3719 7100  
**Email** deputy.premier@ministerial.qld.gov.au  
**Website** www.dsdilgp.qld.gov.au

ABN 65 959 415 158

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](mailto:deputy.premier@ministerial.qld.gov.au) or by telephone on (07) 3719 7100.

Yours sincerely



**STEVEN MILES MP**  
**DEPUTY PREMIER**  
**Minister for State Development, Infrastructure,**  
**Local Government and Planning**

Enc

cc Councillor Karen Williams  
Mayor  
Redland City Council  
[mayor@redland.qld.gov.au](mailto:mayor@redland.qld.gov.au)

RTI RELEASE

## ENCLOSURE 1: MINISTERIAL DIRECTION TO THE REDLAND CITY COUNCIL UNDER SECTION 26 OF THE *PLANNING ACT 2016*

---

I direct, in accordance with section 26 of the *Planning Act 2016* (Planning Act), the Redland City Council (the council) to:

1. Undertake an evidence-driven, comprehensive and conclusive Housing Supply and Diversity Strategy (the strategy) to appropriately manage residential growth, focusing on housing choice, diversity and affordability, to meet the current and future needs and emerging trends of Redlands.

The strategy must ensure the council plans for residential growth that is sufficiently diverse and that supports affordable housing outcomes

- Phase 1 – Review
  - assess the current housing stock and planned future supply in a manner consistent with the following:
    - using property-level base data, as at mid-2021 if practicable, informed by previous measurements to 2019
    - dwellings are identified by type, sufficient to assess diversity and to enable equivalent comparison to the state's projections and the South East Queensland Regional Plan, 2017 (*Shaping SEQ*) benchmarks
    - constraints to development are considered consistent with the developability rules of the SEQ Growth Monitoring Program best practice research
    - planned densities and type of dwellings are informed, in order of preference based on available information, by:
      - estimated yields from approved structure or development plans or development approvals
      - stated developer intentions
      - assumptions derived from comparable local development examples
      - permitted density provisions of the planning or development scheme
    - planned future supply is assessed based on its long-term capacity or ultimate development, given the planned densities, but also in terms of its realistic availability (as defined for the SEQ Land Supply and Development Monitoring Report) up to the 2041 planning horizon
  - identify community and industry concerns about planning for growth and change
  - determine the changing housing needs of the community, over time up to 2041, based on available population and household projections (by type) and the age, economic and social profile of the area.
- Phase 2 – Investigation
  - identify housing choice (such as small homes, secondary dwelling and others) that meet the State interest objectives across the relevant residential zones within the Redlands
  - undertake scenario testing of potential development opportunities
  - undertake a gap analysis of city plan and identify constraints to the delivery of housing choice

- assess the design and bulk concerns associated with multiple dwelling development.
- Phase 3 – Implementation
  - establish future planning implementation actions to plan for growth by guiding the type, design and quality of housing in all residential zones
  - identify any amendments to the city plan required and state the:
    - reasons for the council's position
    - timeframes to prepare and adopt any identified amendment.
  - Use the completed strategy to inform the councils position on the future residential growth needs of the Redlands as part of the review of *ShapingSEQ*.
- 2. The strategy must address in full the requirements of the State Planning Policy 2017 (SPP) and *ShapingSEQ*. If the SPP or *ShapingSEQ* are updated while the strategy is being prepared, the strategy must address the updates within the timeframes specified under this direction.
- 3. Provide a project management plan to the Department of State Development, Infrastructure, Local Government and Planning within 40 business days of this direction for State Planner approval. As a minimum the project management plan must outline the:
  - stages of how the strategy will be prepared
  - work streams/packages to prepare the strategy
  - associated timeframes and milestones (including council approvals) to meet the timeframe specified under this direction.
- 4. Provide a copy of the strategy by 30 August 2022 for my consideration and approval. The submission of the strategy must include all associated reports, studies, data analysis or any other evidence used to inform and prepare the strategy.

Dated this **XX** day of **XXXXX** 2021

**STEVEN MILES MP**  
**Deputy Premier**  
**Minister for State Development,**  
**Infrastructure, Local Government and Planning**

**From:** [Infrastructure/Planning ESU](#)  
**To:** ["andrew.chesterman@redland.qld.gov.au"](mailto:andrew.chesterman@redland.qld.gov.au)  
**Subject:** Correspondence to Mr Andrew Chesterman from the Honourable Cameron Dick MP, Treasurer and Minister for Infrastructure and Planning – Our ref: MC20/3211  
**Date:** Friday, 24 July 2020 10:55:00 AM  
**Attachments:** [image001.png](#)  
[Treasurer letter - Mr Andrew Chesterman.PDF](#)  
[Enclosure.PDF](#)  
[image002.png](#)

---

Good morning

Please find attached correspondence from the Honourable Cameron Dick MP, Queensland Treasurer and Minister for Infrastructure and Planning.

Please do not respond to this email. If you wish to reply please send your email to [treasurer@ministerial.qld.gov.au](mailto:treasurer@ministerial.qld.gov.au)

Kind regards

**Executive Services Unit**

Queensland Treasury

1 William Street, Brisbane QLD 4000

GPO Box 611 Brisbane

[www.treasury.qld.gov.au](http://www.treasury.qld.gov.au)

This email, together with any attachments, is intended for the named recipient(s) only; and may contain privileged and confidential information. If received in error, you are asked to inform the sender as quickly as possible and delete this email and any copies of this from your computer system network.

If not an intended recipient of this email, you must not copy, distribute or take any action(s) that relies on it; any form of disclosure, modification, distribution and /or publication of this email is also prohibited.

Unless stated otherwise, this email represents only the views of the sender and not the views of the Queensland Government. Please consider the environment before printing this email.





The Hon. Cameron Dick MP  
Treasurer  
Minister for Infrastructure and Planning

1 William St Brisbane  
GPO Box 611 Brisbane  
Queensland 4001 Australia  
Telephone 07 3719 7200  
Email [treasurer@ministerial.qld.gov.au](mailto:treasurer@ministerial.qld.gov.au)  
Website [www.treasury.qld.gov.au](http://www.treasury.qld.gov.au)

ABN 90 856 020 239

Our Ref: MC20/3211  
Your Ref: DB/SH

Mr Andrew Chesterman  
Chief Executive Officer  
Redland City Council  
PO Box 21  
CLEVELAND QLD 4163

Email: [andrew.chesterman@redland.qld.gov.au](mailto:andrew.chesterman@redland.qld.gov.au)

Dear Mr Chesterman

I refer to my letter of 23 June 2020 advising of my intention to exercise my powers under Section 26 of the *Planning Act 2016* (the Planning Act) to require Redland City Council (the council) to investigate the Southern Thornlands Potential Future Growth Area (PFGA).

I have considered the council's response dated 29 June 2020, confirming the council has progressed investigation of the Southern Thornlands PFGA, and noting the council's view that a Ministerial Direction is unnecessary.

While I acknowledge that the council has progressed investigation of the Southern Thornlands PFGA, I continue to have strong ongoing concerns about the lack of long-term, strategic planning being undertaken by the council to manage growth to meet the future needs of the city, and the failure to comply with Outcome 14 of *ShapingSEQ*.

To ensure that this action under *ShapingSEQ* is completed in a timely manner, as part of the council's contribution to managing growth in South East Queensland, I have deemed it necessary to exercise my powers under section 26 of the Planning Act to require the council to take the actions set out in the enclosed Ministerial Direction notice.

I have included a requirement in my direction for the council to write to landowners in the Southern Thornlands area by 29 July 2020 informing them of the investigation and asking for their views by 14 August 2020. In addition, the council must hold a forum with landowners to provide an update on the progress of the investigation and allow time for questions. The council should ensure that this forum is held in a manner that is consistent with the Queensland Government's COVID-19 restrictions in effect at the time. I was clear in my previous correspondence that it is critical for the council to consult with Southern Thornlands landowners and I have now included this in my direction.

I note in the council's submission, it is requested that where a Ministerial Direction is issued, that an extension in timeframe of six days be granted for completion of the investigation in order to allow a council decision to be made.

Given the requirement included in the Ministerial Direction about consultation with landowners, I have moved back the timeframes to provide a reasonable period for landowners to be engaged and for the council to complete the investigation.

Please be advised that I have agreed to extend the timeframe for completion of the investigation until 16 September 2020, and the final date to write to me about the investigation is now 25 September 2020.

If you have any questions about my advice to you, please contact my office on (07) 3719 7200 or email [treasurer@ministerial.qld.gov.au](mailto:treasurer@ministerial.qld.gov.au).

Yours sincerely



**CAMERON DICK MP**  
**Treasurer**  
**Minister for Infrastructure and Planning**

23 / 07 / 2020

Enc

RTI RELEASE

**MINISTERIAL DIRECTION TO THE REDLAND CITY COUNCIL UNDER SECTION 26 OF THE *PLANNING ACT 2016***

---

I direct, in accordance with section 26 of the *Planning Act 2016*, the Redland City Council (the council) to:

- write to landowners in the Southern Thornlands area (the relevant landowners), shown in Figure 1 of the Project Plan dated September 2019 and included with the letter to me dated 23 October 2019, by 29 July 2020 informing them of your investigation, enclosing the Project Plan and asking for views by 14 August 2020 and inviting them to a landowner forum about the investigation
- between 31 July 2020 and 11 August 2020 hold a forum with landowners, in a manner that is consistent with the Queensland Government's COVID-19 restrictions in effect at the time, providing an update of the investigations completed to date and granting participants an opportunity to ask questions at the forum
- complete the investigation of the Southern Thornlands Potential Future Growth Area as required by the South East Queensland Regional Plan 2017 titled *ShapingSEQ* dated August 2017, at paragraph 14 on page 114, by 16 September 2020
- provide a written report to me with respect to the investigation (the investigation report), by 25 September 2020
- the investigation report is to be accompanied by a statement from the council that identifies how the council has responded to landowner views, whether the council considers any amendments should be made to the *Redland City Plan 2018* as a result of the investigation, and the reasons for the council's position on this.

Dated this 23<sup>rd</sup> day of July 2020



**CAMERON DICK MP**  
**Treasurer**  
**Minister for Infrastructure and Planning**