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21 February 2020

Kirsty Chessher-Brown
Chief Executive Officer
Urban Development Institute of Australia Queensland
GPO Box 2279
Brisbane QLD 4001

Dear Kirsty

Thank you for your letter dated 12 December 2019 regarding Council's decision to submit the South West Victoria Point Local Plan – Major Amendment Package (05/19) to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for state interest review.

As noted in your letter, in agreeing to lodge the proposed major amendment for state interest review, Council also resolved to give notice to the State Government that it will not proceed to adopt the proposed South West Victoria Point Local Plan as an amendment to City Plan until such time as the results of the Victoria Point Bypass study are publicly released and there is a firm commitment to the dual carriage way of Cleveland-Redland Bay Road between Magnolia Parade, Victoria Point and Giles Road, Redland Bay to accommodate growth in the area.

In making this resolution, Council supported ongoing and constant community concerns that development and growth in Redland City needs to be supported by improvements in key State Government infrastructure. In particular, this means the upgrading of the State controlled Cleveland-Redland Bay Road to support planned growth in this part of the city, along with the public release of the State Government bypass study.

While the commitment from the Queensland Government to upgrade a portion of Cleveland-Redland Bay Road is welcomed, this commitment is grossly inadequate and needs to be extended to accommodate planned growth in the area. Council and I continue to advocate for this infrastructure and the recently adopted the Redlands Coast Transport Strategy that includes this as an advocacy priority.

Council also believes greater emphasis should be placed on improving the public transport network, beyond relocation of a bus interchange, particularly across the Southern portion of Redlands Coast. An effective public transport network will provide the community with a viable choice to not travel by car and, ultimately, ensure a more resilient transport network.

The functioning of the State Controlled Road Network needs to be optimal to ensure transport pressure is not unduly placed on the local road network. This is particularly relevant in Victoria Point where peak traffic is already impacting the operational capability of the State Controlled Road Network and the adjoining local road network. Ultimately, this means that commitments to upgrade sections of Cleveland-Redland Bay Road need to be integrated and I believe the State Government should focus on delivering a high-quality transport corridor, rather than focus on singular projects.

While Council is committed to working with the DSDMIP to progress the major amendment to public consultation in the meantime, it should be noted that the DSDMIP has issued Council with a Notice to pause a timeframe on the major amendment on 2 December 2019. This pause notice was made within a week of its lodgement on 28 November 2019. The Notice indicates that the Department will continue the state interest review and provide additional advice of any other changes required to address State interests by separate correspondence. This is a concern to Council as the DSDMIP may send further Notices to pause the process rather than sending a single Pause notice to address any other State interests. Such an ad hoc approach has the potential to slow the State interest review process significantly.

As noted in your correspondence, I also recognise the importance of ensuring adequate dwelling supply to accommodate anticipated growth. In this regard I note the DSDMIP have released the 2019 results of the Land Supply and Development Monitoring Report (LDSM report). While I note there has been decline in land supply over the past 12 months I am confident that Council's current planning framework will appropriately deliver its Regional Plan dwelling targets.

I trust this letter clarifies Council's decision on the submission of the major amendment to the DSDMIP. If you require any further information regarding the progress of the amendment with DSDMIP please contact Michael Beekhuyzen, Strategic Planning Officer on 3829 8502.

Yours sincerely



Mayor Karen Williams
Redland City Council