

Minutes - FNQROC Planners Meeting – No.74

Meeting Details

Meeting No	74
Meeting Name	FNQROC Planners Meeting
Date	10 May 2024
Time	10am
Venue	Kingsford Meeting Room, Level 3, Cairns Regional Council / Teams

Attendees

Name	Organisation
Nastassja Lazarus	Cairns Regional Council
Deborah Wellington	Cairns Regional Council
Jonas Griffin-Fodaro	Cassowary Coast Regional Council
Daniel Horton	Cassowary Coast Regional Council
Byron Jones	Cassowary Coast Regional Council
Taase Taase	Cook Shire Council (online)
Brett Nancarrow	Department of Housing, Local Government, Planning and Public Works
Tony Croke	Department of Housing, Local Government, Planning and Public Works
Charmaine Aldridge	Department of State Development and Infrastructure
Francis Anog	Department of State Development and Infrastructure
Ryan Longland	Department of Housing, Local Government, Planning and Public Works
Rebecca Taranto	Douglas Shire Council
Liz Taylor	Etheridge Shire Council (Consultant Planner)
Kelly Reaston	FNQROC – (Up North)
Nikki Huddy	FNQROC – (Up North)
Paula Power	FNQROC
Carl Ewin	Mareeba Shire Council
Brian Millard	Mareeba Shire Council

Glenys Pilat	Mareeba Shire Council (online)
Sean Lisle	Tablelands Regional Council

Apologies

Name	Organisation
Ed Johnston	Cairns Regional Council
Jenny Elphinstone	Douglas Shire Council
Matthew Leman	LGAQ

WELCOME & INTRODUCTIONS

Meeting opened at 10.05am.

CONFLICT OF INTERESTS

Nil

ACTIONS ARISING FROM PREVIOUS MINUTES

Agreed Action Items - Friday 19 March 2024

#	Action	Responsible Person(s)	Status
73.1	Planners to bring to the next meeting, DA report for each Council for the last couple of months.	All	On-going
73.2	Investigate LGAQ Diploma in Planning and Local Government and ways to bring in new Planners.	All LGAQ	On-going

PRESENTATIONS/UPDATES

LGAQ Update – Matthew Leman (LGAQ) –

M Leman was not present at the meeting, however, has provided an LGAQ update.

- HAAPOLA Bill consequential amendments.
- LGAQ is preparing a submission on consequential amendments, following the passing of the HAAPOLA Bill 2023.
- The LGAQ's key concerns are likely to relate to:
 - Local government involvement in State Facilitated Development;
 - Affordable housing definitions;
 - Location of State Facilitated Development;
 - Proposed land use definitions;

- Regulation of community residences; and
 - Trunk infrastructure funding.
- Incentivising Infill Fund (IIF)
 - On 23/04/2024, we were invited to review a draft overview of the Incentivising Infill Development Fund eligibility criteria.
 - While the eligibility was shared on a confidential basis, essentially, eligibility criteria were as follows:

For development in Brisbane, Cairns, Gold Coast, Ipswich, Logan, Moreton Bay, Redland, Scenic Rim, Sunshine Coast, Townsville and Mackay (Group A), development:

- is gentle density housing in an infill area; or
- is medium or high density housing, in well located infill areas close to town centres, transport and shops; or
- is a development that contains accommodation for key workers or students and is near to major employment centres such as tertiary facilities, hospitals and medical precincts, or in high-tourism areas; or
- the application for funding is made by a Local government for a limited envelope for specific types of gentle density development in the area (such as secondary dwellings in part of an LGA), and in future rounds potentially the delivery of trunk infrastructure that enables development which contains a diversity of housing products, including smaller lot land development that is appropriately located and up to a maximum lot size of 300m².

For development in all other local government areas, development must contain:

- smaller lot land development that is appropriately located and up to a maximum lot size of 350m²), or
- a mix of housing types (including gentle density housing) in a residential project that supports affordability or affordable housing outcomes; and
- is located near to, or maximises access to nearby services, transport, employment and green space.

If a proposal meets the above criteria, it must also be:

- approved (or accepted) residential development that can be substantially commenced by 30 June 2025; OR
- able to be approved (or accepted) residential development by 30 June 2025 and can be substantially commenced by 30 June 2026.

Provided preliminary feedback on 29/04/2024, querying:

- If the Fund is only open to 'in-sequence' development, how will that be defined? I.e. development within a Priority Infrastructure Area?
- 'Substantially commenced' does not appear to be defined in the Planning Act, Planning Regulation, or in proposed amendments to either. 'Substantially started' is a term used, however, is not defined. Could the Department provide clarity on what is meant by this?
- Where remissions are offered to development in PDAs, will this include charges payable to EDQ and sub-regional contributions payable to the local government? If so, could all charges eligible for remission be listed in the overview?
- How will luxury/high end housing product be defined, and how will compliance with this requirement be enforced?
- What is the Department's intent for how development proponents or local governments should demonstrate their projects can be 'substantially commenced by 30 June 2025'?

- Could the Department clarify the purpose and benefits of a local government applying for a 'limited funding envelope' for a particular area, instead of proponents applying for remissions directly?
 - Could the Department explain how the local government groupings were decided?
 - We note that Toowoomba, Gympie, Noosa, Gladstone, Rockhampton, Bundaberg and Fraser Coast haven't been included in the Group A list, despite having a larger population than Scenic Rim, which was included in the list.
 - We note that some of Queensland's [fastest growing councils](#) haven't been included, such as Fraser Coast, Livingstone, Whitsunday and Lockyer Valley.
 - When will infrastructure charges be paid to councils for multiple dwellings (e.g. before a BA can be issued)?
 - Any further feedback which this group would like us to pass on is welcome.
- **EDOLA Bill**
 - Made a submission on the EDOLA Bill, which is publicly available [here](#).
 - Await the Committee report, which at the time of writing, is due 10 May 2024.
 - Reviewing the Committee report, and plot next steps from there.

FNQ REGIONAL INFRASTRUCTURE PLAN

Francis Anog, Director Economic Recovery provided a FNQIP Update. A copy of the presentation has been sent with the minutes.

- The FNQIP is to be reviewed every 2 years to keep current.
- Stakeholder engagement was conducted late last year.
- The FNQIP was endorsed October 2023 and was due for public release in December 2023. Changes have been made as a result of ex TC Jasper impacts.
- New Minister for State Development and Infrastructure – Minister Grace Grace.
- Short turn-around time; approval in June and hopefully released post budget.
- One on one meetings to be scheduled with new Mayors. Councils to get in touch with FNQROC CEO if haven't heard from DSDI.

FNQ REGIONAL PLAN

Ryan Longland, Director, Regional Spatial Planning, Planning Group, Department of Housing, Local Government, Planning and Public Works.

A copy of the draft FNQ Regional Plan Policy Directions and a series of Draft Mapping has been sent with the minutes.

- Strategic Planning and Planning Scheme Improvements fund - \$12.5m
- Announcements before State Budget and again in October 2024 before Caretaker.
- 31 May 2024 – Planning Forum.
- Announcements again in October 2024 before caretaker.
- ICE Workshop 30 May 2024
- First Nations Workshop – possibly early June 2024
- Invited DSDI to the FNQROC Away Board Meeting on 6 June 2024 to address FNQROC Board on the FNQ Regional Plan.

Action: EOI for alternative State Assessment process for housing. Brett Nancarrow to check what the consultation process and changes to the planning framework and forward information.

Action: Councils to send in their comments on Vision and Priorities by 20 May 2024. Up North to summarise and coordinate, this will be presented at the meeting on Tuesday 28 May 2024 to discuss suggested changes.

Action: FNQROC CEO to invite DHLGPPW representatives to the FNQROC Board meeting on Thursday 6 June 2024. To be attended in person to address the FNQROC Board on the FNQ Regional Plan.

Next meeting

The next meeting will be scheduled for **Tuesday 28 May 2024**.

The meeting closed at **1.00pm**.

Agreed Action Items - Friday 10 May 2024

#	Action	Responsible Person(s)
74.1	EOI for alternative State Assessment process for housing. Brett Nancarrow to check what the consultation process and changes to the planning framework and forward information.	Brett Nancarrow DHLGPPW
74.2	Councils to send in their comments on Vision and Priorities by 20 May 2024. Up North to summarise and coordinate, this will be presented at the meeting on Tuesday 28 May 2024 to discuss suggested changes.	FNQROC Up North
74.3	FNQROC CEO to invite DHLGPPW representatives to the FNQROC Board meeting on Thursday 6 June 2024. To be attended in person to address the FNQROC Board on the FNQ Regional Plan.	A Archie FNQROC