

Planning and Development Industry Reference Group Agenda

Date:	20 June 2023	Start Time:	10:30	Location:	Cairns Regional Council Civic Reception Rooms
Meeting Chair:	Pat Flanagan				
Attendees:	Planning and Development Industry Reference Group Members: Kristy Gilvear, Nathan Lee Long, Gavin Allwood, Brett Nancarrow, Peter Boyd (PIA), Keith Savage, Greg Gould, Mark Conlan, Stuart Ricketts, Paul Steele, Pat Flanagan, , Ed Johnson, Claire Simmons, Fleur Anderson, Shane Moon,				
Visitors:	Simon Bentley & Jason Natoli, Integran				
Apologies:	Nikki Huddy, Gisela Jung, Andrew Prowse, Lisa Law, Rodney Byl, Peter Fry, Leah Lang, Patrick Clifton, Lisa Mackee, Jacqui Sue Yek, Cr James, Mica Martin				

#	Minutes	Actions
1	Review of - IRG Minutes 18/03; and - IRG Actions Register attached #6862322	Ongoing
2	Update from the Director of Planning, Growth & Sustainability, CRC Meeting Minutes: <ul style="list-style-type: none"> Community and Youth Summits were held on 5&6 May. The Palms and Smithfield Village EPS as successful venture from both Project Team and Council. ECOFiesta delivered on 4th June was a huge success. Food Act underway. The Industry Initiative underway. 	

	<ul style="list-style-type: none"> • Local Law Amendment Project underway and looking to commence community consultation and state interest checks. • Development Activity now by locality on a map. • Planning Activity – continuing. CRMs high, a little lower in the numbers – although still strong. 	
<p>3.</p>	<p>LGIP Review Integran (LGIP Review consultant team) to provide project update including:</p> <ul style="list-style-type: none"> • LGIP Background and Purpose <ul style="list-style-type: none"> ○ Key LGIP Assumptions ○ Relationship to Charges Resolution and Development Assessment Processes ○ Risks to LGIP/Council/Industry • Recent LGIP Review Outcome <ul style="list-style-type: none"> ○ LGIP Review Methodology and Key Findings ○ Compliance considerations • o Interim LGIP Amendment Project <ul style="list-style-type: none"> ○ Focus of the Interim Amendment – What’s changing ○ Key considerations for Council and Industry • o Mt. Peter Infrastructure Servicing Implications and Financial Impacts Project <ul style="list-style-type: none"> ○ Focus of the Project ○ Relationship to the Interim LGIP Amendment • o LGIP Population Demand Model <ul style="list-style-type: none"> ○ Currency and Application to the LGIP • Q&A <p>Meeting Minutes:</p> <ul style="list-style-type: none"> • Review of the LGIP undertaken in 2021. Review was to confirm whether the LGIP was still fit for purpose. • Although Council decided not to make an amendment, Council did commence an interim amendment (more streamlined process). • Looking through the planning assumptions as part of the review: <ul style="list-style-type: none"> ○ Limited to growth assumptions as per the State. ○ Understanding whether there is enough growth for 10-15 years? ○ At the time, Council identified that there was a large portion of infill development sites. 	

- Cairns is now above the medium line in terms of projections. Projections are decreasing since 2015.
- Interim update – what capacity has now been taken up since the review, and the next logical step in relation to the Priority Infrastructure Area boundary.
- The review is ensuring that there is adequate capacity in the market, and at 2021 Cairns was still within the goal posts, it is recognised that this has shifted, and now need to revisit. In terms of the splits between detached and attached, this will be part of the focus of the review going forward.
- Council is currently looking at incentivising in-fill development to focus/remove barriers to the extent possible to see if a more attached product can be realised. The other is the Growth Strategy – Toward2050. Both underway currently.
- The other reality is that there is policy, and then there is market – and understanding the appropriate limit. Consider the balance between in-fill or continued expansion. Currently working through what the current tensions are, and what is appropriate.
- 2021 Recommendations:
 - Minor administrative corrections.
 - Closely monitor the PIA and Post-COVID Growth to ensure planning assumptions remain fit for purpose.
 - Await QGSO populations projections (recently released) and determine impacts.
 - Consider SIS and Cairns South SDA and incorporate outcomes once available.
- 2023/2024 Interim LGIP Amendments:
 - Resetting the base year (2023) and new top-down projections.
 - Growth assessment – informed by approvals, market trends, sales rates, and demands on location.
 - PIA – what’s developed since the current LGIP and LGIP review – how will QGSO slower growth predictions impact boundary; what infrastructure is required to service the PIA. If changes are warranted and where.
 - PFTI – what’s been built since the current LGIP. Is there a different plan to service development.
- How the development industry can contribute:
 - Provision of sales rates by locality.
 - Development holdings and intentions.
 - Mount Peter Servicing Strategy – Closer assessment of the Mount Peter sequencing strategy – development & infrastructure.
 - Cost to build infrastructure today.
 - LGIP implementation – providing the necessary clarity and consistency through implementation policy.
- Council is aware of the current constraints – particularly noting the review of the LGIP in 2021 and growth occurred since then. Eager to have a policy setting and policy which reflects the appropriate form of development in the longer term.
- Intel from the industry and Council to inform assumptions.

	<ul style="list-style-type: none"> • QGSO – worth undertaking a review of the statistics, to understand and test the projections. • Timing for the Mount Peter Servicing Strategy? Currently underway, currently pulling together DA data. The LGIP review and then Mount Peter Strategy. Looking at all infrastructure (not just water and sewer). • Capital Expenditure has just been recut to understand the servicing. The cost of the infrastructure needs to be at the forefront of the progression of how we best plan for the region – the impact of that on our rate payers and our community. Need to be realistic in this approach. • There is investment between now and ultimate, and revenue between now and ultimate. • SDA involvement – Council is currently working with OCG to understand infrastructure and servicing requirements for the SDA, which will feed into the work undertaken by Council. • Refreshed demand model and then double check the assumptions against the model to understand the gap and ultimately the need. 	
4.	<p>Prequalified 3rd party assessments (Pat Flanagan) ** Defer until next meeting.</p>	
5.	<p>FNQ Regional Plan Review</p> <ul style="list-style-type: none"> • Presentation from Brett Nancarrow • Discuss IRG representation for the FNQROC panel of planners involved in the Regional Plan Review (Kristy Gilvear) <p>Meeting Minutes:</p> <ul style="list-style-type: none"> • In July 2022 the Deputy Premier committed to reviewing all Regional Plans in QLD. • FNQ Regional Plan is the first review. • Projects underway: Regional Infrastructure Plan (regional infrastructure planning activities that support regional priorities), Regional Plan (land use planning, social, environmental, economic) and Economic Priorities (QLD New-industry Development Strategy, QLD Energy and Jobs Plan). • Stakeholder Working Groups – FNQROC Planners Group. • Engagement Strategy: <ul style="list-style-type: none"> ○ Final Engagement Strategy – Mid June. ○ Engagement Schedule – Mid-late June. ○ Ongoing engagement – From 1 July. • Etheridge Shire and Cook Shire (south) have now been incorporated into the FNQ Regional Plan boundaries. • Technical consortium has been awarded to SMEC. 	

	<ul style="list-style-type: none"> ○ Workstreams & key considerations include regional economy, regional housing needs, regional transport and infrastructure, regional community and social planning, regional environment. ● Note – tourism, Powerlink considerations. ● Next steps: <ul style="list-style-type: none"> ○ June to September: technical deliverables, project governance and coordination, regional planning committee. ○ September to December: technical deliverable, policy options. ○ Note: intention to be finalised prior to state government election. ● Connection between Regional Plan and the LGIP: The regional plan will influence the development of the region and the LGIP will inform the delivery. ● IRG representation for the FNQROC panel of planners – not discussed. 	
<p>11. General Business</p>		
<p>12. Next Meeting</p>	<p>Reminder about shared responsibility and approach to bringing forward agenda items, as the IRG terms of reference seeks to ensure that both Council and industry members are bringing forward matters for discussion, to reflect the collaborative approach of the IRG.</p> <p>Potential new agenda items/discussions:</p> <ol style="list-style-type: none"> 1. Start to look at Flood tolerability (discussion). 2. Toward2050 (update rather than input). 	