

Planning and Development Industry Reference Group Minutes

Date:	8 February 2022	Start Time:	9am	Location:	Cairns Regional Council Civic Reception Rooms
Meeting Chairs:	Ed Johnson – Director Planning, Growth & Sustainability Kristy Gilvear - Industry Co-Chair				
Attendees:	Mica Martin, Stuart Ricketts, Peter Fry, Brett Nancarrow, Nathan Lee Long, Lisa Mackee, Claire Simmons, Kelly Barnes, Gavin Allwood, Paul Pommer, Mark Conlon, Evan Yelavich, Greg Gould, Deb Wellington, Geisha Jung, Lisa Law, Keith Savage, Andrew Prowse				
Visitors:	Martin Garred				
Apologies:	Sophie Barrett, Nikki Huddy, Leah Lang				
#	Minutes	Actions			
1	Review of Previous Meeting Actions Register <ul style="list-style-type: none"> No discussion. 	-			
2	Director Planning, Growth and Sustainability – Welcome and 2022 Priorities <ul style="list-style-type: none"> Ed Johnson provided overview of his background and 2022 priorities for the Planning, Growth and Sustainability Directorate. 	-			
3	Council Strategic Planning and Growth Management Project Update <ul style="list-style-type: none"> Discussion about scope of Palm Cove Streetscape and Landscape Master Plan and whether the project would consider development controls on private land. Council confirmed the master planning project is focused on the public realm. However, acknowledged significant feedback has been received through this process which has been captured about development outcomes which will be used to inform the growth strategy and new planning scheme. Discussion about responses to industry survey regarding level of assessment, particularly with regards to increasing level of assessment for subdivisions not compliant with the Acceptable Outcome for lot size. Council confirmed this was provided as a suggestion by a survey respondent and that this is currently being investigated. Council noted that the community expectation for subdivisions is informed by the Acceptable Outcome. There was some disagreement about the need to trigger these applications to Impact Assessment in the future. 	<ol style="list-style-type: none"> By the next IRG Meeting (5 April 2022), all members are to provide a list of good and bad infill subdivision outcomes across Cairns. Council to provide IRG members with a copy of the KPMG Demographics and Economic Trends Report for comment. 			

	<ul style="list-style-type: none"> • Suggestion made for both Council and industry to collaboratively identify positive and negative subdivision outcomes and that a tour be arranged with all parties to discuss the merits of these outcomes. • Request raised for IRG industry members to be involved in the early stages of technical studies associated with the Growth Strategy. Council confirmed this was the intention and it would likely be a rolling agenda item for the IRG. It was noted by Council that involvement is likely on a comment basis rather than a technical or substantive review of the materials. 					
4	<p>Update from Development Assessment Sub Working Group Meeting</p> <ul style="list-style-type: none"> • Nathan Lee Long appointed to the Development Assessment Sub Working Group. • General update provided on the sub working group meeting held on 27 January 2022. • Noted that key actions and outcomes from the sub working group should be documented and reported to the IRG. • Discussion about the need for additional sub working groups to be established. All IRG members generally agreed that there is no need for any other additional sub working groups at this stage. Noted there may be a deed for specific discipline groups in the future as growth strategy and new planning scheme project progresses. 	-				
5	<p>COVID-19 Response Investment Incentive Policy</p> <ul style="list-style-type: none"> • Stuart provided general background and overview of the agenda item, noting a discussion was required about the next phase of the incentive policy and whether or not the current approach is stimulating economic development and return for the investment. • Council noted that up to the end of December 2021, 42 applications have been approved under the Policy with a total of \$991K of infrastructure charges waived. • Group Workshop Feedback: <table border="1" data-bbox="352 1170 1514 1331"> <thead> <tr> <th data-bbox="352 1170 926 1203">Group 1</th> <th data-bbox="926 1170 1514 1203">Group 2</th> </tr> </thead> <tbody> <tr> <td data-bbox="352 1203 926 1331"> <p>What could be changed:</p> <ul style="list-style-type: none"> • Focus on the regions needs <ul style="list-style-type: none"> ○ Mackay example – Aged care incentives </td> <td data-bbox="926 1203 1514 1331"> <p>What could be changed:</p> <ul style="list-style-type: none"> • Employment – Need to link to our economic priorities • Domestic: </td> </tr> </tbody> </table>	Group 1	Group 2	<p>What could be changed:</p> <ul style="list-style-type: none"> • Focus on the regions needs <ul style="list-style-type: none"> ○ Mackay example – Aged care incentives 	<p>What could be changed:</p> <ul style="list-style-type: none"> • Employment – Need to link to our economic priorities • Domestic: 	<p>3. Nick Masasso (Director – Economic Development and Advocacy) to attend next IRG meeting to discuss priorities industries in Economic Development Strategy</p>
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| | <ul style="list-style-type: none"> ○ Education ● Residential incentives don't have post construction jobs <ul style="list-style-type: none"> ○ Should be a focus on new industries / commercial ○ Keep residential incentive in the CBD to support infill objectives ○ Residential sector will be supported by job growth ● Focus on employment outside the CBD <ul style="list-style-type: none"> ○ Would have positive impact on transport network ○ Opportunity to align infrastructure incentives and Council advocacy efforts to get more targeted State Government investment ○ Population growth needs jobs ● Align any new incentive policy to the economic development strategy timing – 2026 ● Potential headline announcements: \$2.5million incentive each year for 4 years. \$10 million dollar investment. It might not all get taken up, but the positive story would promote the region. ● Must be targeted towards economic development strategy sectors / priority industries | <ul style="list-style-type: none"> ○ What doesn't work – timing horizon and timing of contractor availability ○ What are we trying to achieve – affordability, proximity, investment, rural lifestyle protection, need to understand if it's a shot in the arm or long term approach ● Economic proposition <ul style="list-style-type: none"> ○ Competitive advantage ○ Confidence ○ Linking to Economic Development Strategy ● Larger scale development: <ul style="list-style-type: none"> ○ Need a clear understanding about what we want to achieve ● Industry <ul style="list-style-type: none"> ○ Unlock against the SDA project ○ Incentives by links to Economic Development Strategy and potential rates incentives ● Catalytic Projects <ul style="list-style-type: none"> ○ Scale is important ○ Encourage industry: <ul style="list-style-type: none"> ▪ Port ▪ Airport ▪ Agriculture ▪ Naval / Defence ▪ High skill / wage growth industries | |
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<ul style="list-style-type: none"> ○ Clear criteria – including local jobs / workforce ○ Targets project that may not happen without an incentive ● Change incentive to bigger scale projects rather than small scale projects <ul style="list-style-type: none"> ○ Shift to a community and jobs investment 	<ul style="list-style-type: none"> ○ Should not including opening up new residential projects ○ Opportunity to encourage brownfield site turnover
<p>Other Ideas:</p> <ul style="list-style-type: none"> ● Deferral of infrastructure charges is a good way for Council to assist without it being a financial contribution ● Introduce new precinct controls in the planning scheme <ul style="list-style-type: none"> ○ Clear signals to the market about land uses which should be in each precinct aligned with the economic intent of that precinct. ● Introduce a rating policy or penalty for CBD properties that are not being maintained by their owners 	

- In addition to the above, the following feedback was provided after the meeting:
 - The incentives should be focused on larger non-residential projects which provide ongoing economic benefits, excepting CBD residential development which should be encouraged to increase density and assist in enhancing vibrancy of the CBD.
 - Deferral of charges until settlement should be formalised in the policy, at least for larger projects. Council has obviously agreed to this recently on several projects on a case-by-case basis, and it is very helpful from a developer's perspective, particularly for larger

	<p>developments given that it reduces peak debt. Despite the strong residential market conditions and low interest rates, finance is still quite difficult in Cairns as it is seen by banks as a higher risk area than the capital cities.</p>	
6	<p>General Business</p> <ul style="list-style-type: none"> • FNQ Regional Plan – Update on timing request. Noted that Council has a strong advocacy position that the Regional Plan urgently needs to be reviewed. Noted future Regional Planning schedule is still under consideration. • UDIA Enviro Development – Request for Nathan / Evan to provide IRG with an overview of the program, how it is being rolled out and what is involved. 	<p>4. Nathan / Evan to provide UDIA Enviro Development Overview at future IRM meeting</p>
7	<p>Next Meeting</p> <ul style="list-style-type: none"> • Tuesday 5 April 2022 – 9am. Preliminary agenda items: <ul style="list-style-type: none"> ○ Towards 2050 Growth Strategy ○ Designing for Density in the Tropics ○ Workshop on Regional Plan aspirations ○ UDIA Green Development ○ Economic Development Update • 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. 	