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CE1\* File No: 1041205-1 Id No: 12170181  
ECONOMIC DEVELOPMENT & STRATEGY BRANCH MONTHLY REPORT FOR  
JULY 2018

REPORT OF: ECONOMIC DEVELOPMENT & STRATEGY MANAGER

Created: 31/07/2018

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Criteria: Performance

## BRANCH OVERVIEW

### 1. Branch Projects/Operations Update

a. Branch projects update:

#### Place Management

##### Springwood

- Officers have consulted with the Division 1 councillor on the community engagement for the Springwood Implementation Fund Projects and to update concept designs for the Murrabung, Paxton Road Streetscape enhancements and Dennis Road to Carol Avenue Springwood Implementation Fund Projects. The Parks Branch have commenced with refining the design for the projects.
- Council has been notified that we have been successful in securing funding of \$75,000.00 for the detailed design for the Laurinda Crescent to Carol Avenue Shared pathway under the Maturing the Infrastructure Pipeline Program (MIPP2).
- Officers have consulted with the Division 3 councillor on community engagement for the Slacks Creek Green link project as well as the public art to be delivered as part of the project. The detailed design for the shared pathway has commenced and will be finalised as soon as final flood modelling data have been obtained.
- Proposals have been received for the proposed Springwood Place Branding Strategy. The quotations are being reviewed and the preferred consultant will be engaged by the end of the month.
- The Springwood Parking Strategy is progressing well with the aim to issue a first draft report to Council early in August.

##### Beenleigh

- The Beenleigh Implementation Plan has been finalised and a report is submitted to the City Centres Special Committee to seek Council's endorsement of the final list of Beenleigh Implementation Fund projects to progress to construction and implementation and to endorse the final Beenleigh Implementation Plan that reference these key priority projects for release to the public.
- The scope of works for the proposed Beenleigh Implementation Fund Projects have been refined with input from various internal branches. Project briefs to seek quotations for the projects have been drafted with the aim to issue it to market as soon as Council has endorsed the preferred list of projects.

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Logan Village

- The brochure on the Logan Village Forum outcomes was released to the public and is also made available on the website.
- Concept plans for the potential priority projects are being finalised with the aim to inform a report to the next City Centres Special Committee to seek Council's endorsement of the final list of Logan Village Implementation Fund projects to progress to construction and implementation.
- The Logan Village Implementation Plan is being finalised and projects included in the proposed implementation plan are being workshopped across Council's internal branches before it is finalised.
- The Place Management Team leader attended two community events in Logan Village to provide residents of Opel Gardens and the Logan Country Chamber of Commerce an update on the outcomes from the Logan Village Forum.

Logan Central

- Officers have commenced work on a brochure for the Logan Central Summit Outcomes that will be released to community and stakeholders to inform the public of outcomes from the summit engagement activities.
- The Logan Central Implementation Plan is also being updated to reflect the Logan Central Summit Outcomes. As part of this process potential priority projects will be identified.
- Officers have been involved in the review of the scoping and design development of the Creative HQ facility in collaboration with a number of internal Council Branches.
- Officers attended the first Housing Precincts Working Group organised by the Department of Housing and Public Works. The primary function of the working group is to jointly develop and implement plans for Council and the Department of Housing and Public Works with the purpose to facilitate and coordinate precinct planning and implementation in areas of common interest. Logan Central is being investigated as the first area to undertake a Suburb Plan and Precinct Plan. The next meeting is scheduled for the 4th September.

Meadowbrook

- The Meadowbrook Summit is to take place at the Meadowbrook Golf Club on Thursday 20 September 2018 and Griffith University Logan Campus on Friday 21 September 2018 and planning is well on track. Articulous Communications have been engaged to facilitate the event and JACOBS have been engaged to prepare a 3D vision of Meadowbrook. Speakers confirmed for the event include Bernard Salt and Pro-Vice Chancellor Griffith Logan Campus Linda O'Brien.
- As part of a place assessment and in preparation for the summit, a 'PlaceScore' online survey is currently underway and will run until 2 September 2018. Face-to-face surveys were completed in Meadowbrook on 8 and 9 August 2018. Community participation and feedback is positive and supportive of Council taking an increased interest in Meadowbrook.
- Officers presented to the City of Choice Leadership Team Meeting on the upcoming Meadowbrook Summit and attended the Griffith Logan Campus Advisory Board Quarterly Meeting to provide a summary on the summit.

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- The AEIOU Logan Centre for Children with Autism opened on 14 August 2018 at Griffith University Logan Campus.
- The Logan Hospital – TAFE Car Park project is scheduled to be complete and open in mid to late August 2018 and will provide an additional 655 car parks for hospital staff.
- Officers are assisting Metro South Health and Hospital Service with technical assessment of the Logan Hospital Maternity Ward Upgrade Project in relation to access from Armstrong Road and acoustic impact assessment to inform

#### Greater Flagstone

- Officers have been liaising with representatives from the Department of State Development, Manufacturing, Infrastructure and Planning's Community Hubs and Partnerships team regarding their Greater Flagstone PDA - Schools Planning Briefing Session to be hosted at the Logan Entertainment Centre on 5 September 2018 and Council's role in the event.
- Officers from the Place Management team and Community Services have been liaising with Economic Development Queensland regarding their approach to developer's Community Implementation Strategies and the Implementation Works offset.
- Officers from the Place Management team and relevant members of the Priority Development Areas working group have provided feedback to Economic Development Queensland on a number of applications this month including:
  - Flinders development's Movement Network Infrastructure Master Plan;
  - Trunk sewer compliance assessment for Mirvac's Everleigh development at Greenbank;
  - Streetscape compliance assessment for Mirvac's Everleigh development at Greenbank;
  - Streetscape compliance assessment for PEET's Flagstone City Stage 7I; and
  - Streetscape compliance assessment for PEET's Flagstone City Stage 1L, 1O and 1W.

#### Yarrabilba

- Officers attended a briefing by EDQ of the proposed changes to the *Economic Development Act 2012 (EDAct)*. Response provided in May 2018 on key changes are largely the same and no additional input on the proposed changes were provided to EDQ. Key changes to the ED Act can be summarised as follows:
  - **Minor Changes to the PDA boundary:** The current legislation does not allow minor changes to the boundary, without re-declaring a PDA. Minor changes would include corrections to boundary alignments, and including additional land where practical (i.e. if a boundary is in the middle of a road etc). It can also allow the inclusion of additional land, but requires consultation with the public and Council;
  - **Provisional PDAs:** The changes allows for provisional PDAs (max 3 years, with intent for quick development) to occur. Current scheme requires a Provisional PDA to consider the planning scheme. The proposed change involves removing this test, but requires consultation with Council prior to adoption.
  - **Interim Land Use Plans:** The current legislation allows these to exist for 12 months. Changes involve extending interim land use plans to 24 months.

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- **Development Assessment Processes:** Changes will provide more guidance on lapsing provisions and adding requirements in for lapsing/refusing where applicants do not appropriately address information requests. All elements are largely procedural and are closely aligned with the Planning Act 2016 (PAct);
- **PDA Revocation/secession:** Additional provisions have been included to provide guidance of revocation. Current provisions are unclear and don't provide enough guidance on the process;
- **Exemption Certificates:** Provisions for exemption certificates were added, in line with the (PAct).
- **Enforcement Action:** Current legislation does not allow for the issue of show cause/enforcement notices or actions. Provisions to allow this were included as part of the amendment, with penalty units, similar to the Planning Act.
- **Consistency with other legislation:** Changes were made to other delegations (Building Act, Coastal Protection Act, etc.) to align with the Economic Development Act.
- **Public Thoroughfare Easements:** This will allow developers to enter into agreement with a local authority for thoroughfares (bike paths/pedestrian areas) that are over-embellished/above the standard of Council. It will require agreement from both parties prior to execution.
- Officers attended a site tour of Ipswich stormwater harvesting sites and have also scheduled visits to the Brisbane City Council (BCC) stormwater harvesting sites as part of an ongoing internal consultation with the PDA working group to inform a response to requests from developers to include stormwater harvesting as part of their stormwater management solution.
- Officers attended a project steering committee meeting with CHaPs on the Precinct 3 Pathways hub.
- Officers attended the Sustainable House launch of Yarrabilba's first 9 star house. The house incorporated labour and skills from Access services as part of the build.

#### General

- Officers continue to assist with stakeholder engagement in the health and medical sectors to promote Logan as a place for increased medical investment across the city.
- The Place Management Team is working with the City Futures Branch to undertake the design of the first projects under Council's City Studio program. Officers provided a project brief for the design and/or development of three projects, one in Logan Central for a precinct plan, and one in Beenleigh where gaming students will look at ideas to improve the Beenleigh Streetscapes and activate the Beenleigh Town Square through innovative lighting and place making ideas. Another project will have planning students undertake some research to inform a future retail and business frontage improvement strategy for our key activity centres. Officers from the Place management Team and Social Planning team briefed QUT students on these projects that form part of their semester assessment.
- Nominations for LUDA 2018 awards are now open until 21 September 2018. Nominations from all divisions are encouraged to ensure the success of the LUDA 2018 event.

For information.

#### The City Centres Special Committee recommended:

That the report be received.

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Continued:

Councillor Bradley declared a material personal interest in accordance with section 175C (Councillor's material personal interest at a meeting) of the *Local Government Act 2009*, for the following reason:

Name of person or other entity if not Councillor: *"Michael Matthews."*

How the Councillor, person or entity stands to gain the benefit or suffer the loss: *"My partner takes bookings for Beenleigh Town Square and CE2, within PL9, refers to funding projects within Beenleigh which may impact bookings for Beenleigh Town Square."*

In accordance with Section 175C (2)(b) of the *Local Government Act 2009*, Councillor Bradley left the meeting at 9.06 am, thus making herself unavailable to discuss this item.

Councillor Koranski declared a perceived conflict of interest in accordance with section 175E (Councillor's conflict of interest at a meeting) of the *Local Government Act 2009* for the following reason based on advice received from Integrity Commissioner:

Nature of interest: *"My volunteer Campaign Manager during the 2016 Local Council Elections has a close personal relationship with a property owner/estate agent with interests in the Beenleigh CBD area."*

Name of the other person: *"Alana Hamblyn."*

Nature of relationship or value and date of receipt of the gift: *"My 2016 Campaign Manager."*

Nature of the other person's interest in the matter: *"Alana Hamblyn has close personal relationship with property owner/estate agent Tony Pennisi."*

Councillor Koranski had considered her position and proposed to exclude herself from the meeting while the matter is debated and the vote is taken. Councillor Koranski left the meeting at 9.06 am, thus making herself unavailable to discuss this item.

*The City Planning & Economic Development Committee recommended:*

That the recommendations of the City Centres Special Committee meeting held on 20 August 2018, as attached to the recommendations of the City Planning & Economic Development Committee dated 10 July 2018 (Id: 12214820), be adopted.

In accordance with Section 175J of the *Local Government Act 2009*, the majority of Councillors who were entitled to vote at the meeting voted in favour of the recommendation as detailed above.

At this stage of the meeting, the time being 9.06 am, Councillors Bradley and Koranski returned to the meeting.

Councillor Bradley declared a material personal interest in accordance with section 175C (Councillor's material personal interest at a meeting) of the *Local Government Act 2009*, for the following reason:

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Continued:

How the Councillor, person or entity stands to gain the benefit or suffer the loss: *"My partner takes bookings for Beenleigh Town Square and CE2, within PL9, refers to funding projects within Beenleigh which may impact bookings for Beenleigh Town Square."*

In accordance with Section 175C (2)(b) of the *Local Government Act 2009*, Councillor Bradley left the meeting at 11.12 am, thus making herself unavailable to discuss this item.

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Councillor Koranski had considered her position and proposed to exclude herself from the meeting while the matter is debated and the vote is taken. Councillor Koranski left the meeting at 11.12 am, thus making herself unavailable to discuss this item.

247/2018 **Resolved:** Cr Lutton, Cr Raven

That the report be received for discussion.

248/2018 **Resolved:** Cr Lutton, Cr Raven

That the recommendation of the City Planning & Economic Development Committee meeting in relation to Item PL9 be adopted.

In accordance with Section 175J of the *Local Government Act 2009*, the majority of Councillors who were entitled to vote at the meeting voted in favour of the resolution as detailed above.

At this stage of the meeting, the time being 11.20 am, Councillors Bradley and Koranski returned to the meeting.

**Adopted by Council at its meeting of 28/08/2018 Minute No 248/2018**

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CE2 File No: 1028536-1 Id No: 12100650

*Confidential Presentation*  
*Refer to Confidential Agenda in accordance with*  
*Section 275 (1)(c) of the Local Government Regulation 2012*  
BEENLEIGH IMPLEMENTATION FUND PROJECTS

REPORT OF: ECONOMIC DEVELOPMENT & STRATEGY MANAGER

Created: 03/07/2018

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## REPORT OVERVIEW

### PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement of the final list of Beenleigh Implementation Fund projects to progress to construction and implementation and to endorse the final Beenleigh Implementation Plan that reference these key priority projects for release to the public.

Criteria: Direction

### CORPORATE PLAN PRIORITY

#### CC - CONVENIENTLY CONNECTED

CC2 A city of smart design, with mixed density and mixed use development, co-located with hard and soft infrastructure that meets the pace of a growing city and the needs of residents, businesses and visitors

#### ET - ECONOMIC TRANSFORMATION

ET1 We enjoy jobs growth and economic prosperity with local and global reach

ET2 Investments, partnerships and innovation support economic growth in the city

#### II - IMAGE AND IDENTITY

II1 We are an innovative, dynamic, city of the future

Submitted under separate cover is a confidential report relating to the above matter.

For consideration.

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Name of the other person: *"Alana Hamblyn."*

Nature of relationship or value and date of receipt of the gift: *"My 2016 Campaign Manager."*



CE2

File No: 1028536-1

Continued:

Nature of the other person's interest in the matter: *"Alana Hamblyn has close personal relationship with property owner/estate agent Tony Pennisi."*

Councillor Koranski had considered her position and proposed to exclude herself from the meeting while the matter is debated and the vote is taken. Councillor Koranski left the meeting at 3.12 pm, thus making herself unavailable to discuss this item.

At this stage of the meeting, the time being 3.12 pm, moved Councillor Dalley seconded Councillor Swenson, the meeting was closed to the public in accordance with Section 275 (1) (c) of the *Local Government Regulation 2012*.

The general discussions, opinions of others and documentation presented to the closed meeting are to be kept confidential until otherwise resolved by Council.

Ms Ella Du Plessis, Place Management Team Leader, provided a presentation to the meeting from 3.12 pm until 3.28 pm and discussions took place.

At this stage of the meeting, the time being 3.38 pm, moved Councillor Lutton seconded Councillor Dalley, the meeting was re-opened to the public in accordance with Section 274 of the *Local Government Regulation 2012*.

*The City Centres Special Committee recommended:*

1. That the Economic Development & Strategy Manager progress the following Beenleigh Implementation Fund projects to detailed design and implementation, as detailed in the confidential report of the Economic Development & Strategy Manager dated 3 July 2018: (Id: 12100551):
  - (a) Beenleigh Town Square Shade Solution Design Competition;
  - (b) City Centre Streetscape Master Plan and Stage 1 Implementation focused on City Road, Main Street, George Street, York Street and John Lane;
  - (c) Beenleigh Town Centre Activation Strategy;
  - (d) Implement a big screen in the Beenleigh Town Square;
  - (e) New legible wayfinding / directional signage;
  - (f) Place Branding / Marketing strategy;
  - (g) Deliver a container mobile office/retail space, info centre or business start-up in BTS;
  - (h) (h) Targeted Retail and Business Attraction Strategy;
  - (i) (i) Smart Parking Strategy for the Beenleigh Centre;
  - (j) (j) Free Wi-Fi to the Beenleigh Town Square; and
  - (k) (k) Establish the Beenleigh Activity Centre Management Group.

CE2

File No: 1028536-1

Continued:

2. That the Economic Development & Strategy Manager, in consultation with the Division 12 Councillor, be authorised to approve final detailed designs, cost estimates and project programs for the Beenleigh Implementation Fund Projects, as detailed in Clause 1 above.
3. That in accordance with Section 228 (3) (b) of the Local Government Regulation 2012, the Economic Development & Strategy Manager be requested to invite expressions of interest:
  - (a) for the Beenleigh Town Square Shade Solution Design Competition; and
  - (b) from local business and the community to secure a suitable tenant, end users or operators for a split tenancy plug in container to be located within the Beenleigh Town Square (pavilion structure).
4. That the updated Beenleigh Implementation Plan, as detailed in Confidential Background Paper 1 to the confidential report of the Economic Development & Strategy Manager dated 3 July 2018 (Id: 12100551), be endorsed.
5. That, at the discretion of the Economic Development & Strategy Manager, the Corporate Governance Manager be requested to place the updated Beenleigh Implementation Plan, attached as a confidential background paper to the confidential report of the Economic Development & Strategy Manager dated 3 July 2018 (Id: 12100551), into the public records.
6. That, upon final construction and implementation of the Beenleigh Implementation Projects, the Corporate Governance Manager be requested to place the confidential report of the Economic Development & Strategy Manager dated 3 July 2018 (Id: 12100551) and associated background papers into the public records.

In accordance with Section 175J of the *Local Government Act 2009*, the majority of Councillors who were entitled to vote at the meeting voted in favour of the recommendation as detailed above.

Councillor Bradley declared a material personal interest in accordance with section 175C (Councillor's material personal interest at a meeting) of the *Local Government Act 2009*, for the following reason:

Name of person or other entity if not Councillor: "*Michael Matthews.*"

How the Councillor, person or entity stands to gain the benefit or suffer the loss: "*My partner takes bookings for Beenleigh Town Square and CE2, within PL9, refers to funding projects within Beenleigh which may impact bookings for Beenleigh Town Square.*"

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CE2

File No: 1028536-1

Continued:

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247/2018 **Resolved:** Cr Lutton, Cr Raven

That the report be received for discussion.

248/2018 **Resolved:** Cr Lutton, Cr Raven

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In accordance with Section 175J of the *Local Government Act 2009*, the majority of Councillors who were entitled to vote at the meeting voted in favour of the resolution as detailed above.

At this stage of the meeting, the time being 11.20 am, Councillors Bradley and Koranski returned to the meeting.

**Adopted by Council at its meeting of 28/08/2018 Minute No 248/2018**