1 BASIS FOR CONFIDENTIALITY

1.1 I recommend that this report be considered in Closed Session pursuant to section 275 (1) of the *Local Government Regulation 2012* for the reason that the matter involves

(g) any action to be taken by the local government under the Planning Act, including deciding applications made to it under that Act.

1.2 I recommend that the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the *Local Government Act 2009*.

2 EXECUTIVE SUMMARY

This report progresses the previously endorsed draft concept plan for the Courtney Drive, Upper Coomera Investigation Area following consideration of submissions. The report provides recommended policy changes to inform a City Plan major update (refer *Attachments 5, 6 and 7*) including changes to zones and a new precinct for land in the Courtney Drive, Upper Coomera Investigation Area.

The proposed policy changes for a City Plan update reflects the key elements of the draft concept plan for the Courtney Drive, Upper Coomera Investigation Area, that was prepared in consultation with property owners.

Submissions received from property owners on the draft concept plan were considered in preparation of the proposed policy changes for an update to City Plan. A report is provided to summarise the submission points and Council’s recommended response (refer *Attachment 3*).

Planning for infrastructure previously identified by the draft concept plan as necessary to support the development of the investigation area, is recommended to be considered for inclusion in the scope for the next version of the Local Government Infrastructure Plan (LGIP). Draft concept sketches for the Baileys Mountain Road intersections with Jenkins Court and Reserve Road are included in *Attachment 9*, to show the required land area recommended to be protected from any development prior to Council finalising detailed design.

A report is recommended to be presented to Council in November 2017 with the draft content for Major update 2 (Courtney Drive, Upper Coomera Investigation Area), including consequential amendments.

3 PURPOSE OF REPORT

The purpose of this report is to:
ITEM 9 (Continued)
COURTNEY DRIVE, UPPER COOMERA INVESTIGATION AREA – DRAFT CITY PLAN UPDATE
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- provide Council with an update on the property owner engagement for the Courtney Drive, Upper Coomera Investigation Area draft concept plan;
- seek Council endorsement for the recommended responses to submissions on the draft concept plan; and
- seek Council endorsement of policy changes for a proposed City Plan update to integrate the draft concept plan for the Courtney Drive, Upper Coomera Investigation Area.

4 PREVIOUS RESOLUTIONS

23 August 2016 - Council resolved (CP16.0817.006 – refer Attachment 1) to undertake planning for the Upper Coomera Investigation Area to inform a future City Plan update.

15 September 2016 – Council noted (CP16.0913.012) an Introductory Paper on the Upper Coomera Investigation Area project.

3 March 2017 – Council noted (CP17.0301.007) a project update report on the Upper Coomera Investigation Area project.

30 May 2017 – Council endorsed (CP17.0524.007 – refer Attachment 1) a draft Upper Coomera Concept Plan for targeted community engagement with land owners in the Courtney Drive, Upper Coomera Investigation Area.

30 May 2017 - Council endorsed (CP17.0524.006) implementation of the Courtney Drive, Upper Coomera land use and planning investigation within scope for City Plan major update 2.

5 DISCUSSION

5.1 Courtney Drive, Upper Coomera Investigation area - Background

The Courtney Drive, Upper Coomera Investigation Area comprises 50.4ha of Rural zoned land and 68.27ha of Rural residential zoned land. In total there are 29 properties with an average lot size of 3.8ha. Current use of the land is for rural residential purposes. A locality plan is provided at Attachment 2.

The investigation area is identified conceptually on strategic framework map 1 together with a statutory note in the strategic framework s3.3.7.1:

Note: Some rural residential areas (conceptually shown on strategic framework map 1) will be investigated for land use opportunities and constraints. Until these investigations are undertaken, and any amendments to the City Plan are completed, these areas are to maintain their rural residential character and intent.

This note seeks to protect these investigation areas from adhoc development which could compromise future Council planning for a new community, including infrastructure needs.
Future urban development of the investigation area was supported by property owners during the public consultation of the draft City Plan in 2014.

5.2 Draft concept plan

In the Upper Coomera Investigation Area, much of the developable land is slope affected and several degraded watercourses traverse the area. Due to the constrained nature of land and fragmented ownership pattern, a draft concept plan was prepared to assist planning for the area in consultation with property owners.

On 30 May 2017, Council endorsed (CP17.0524.007 – refer Attachment 1) a draft concept plan for targeted property owner engagement. Key outcomes of the draft concept plan included identification of:

- potential urban development opportunities for between 499 and 715 new dwellings based on land constraints and opportunities;
- required infrastructure (and estimated costs to Council) to support the development of the investigation area; and
- planning outcomes necessary to guide development of a new community involving fragmented ownership (e.g. provision of local recreation park, key internal road connections, balance of development versus environmental and scenic amenity protection).
5.3 Property owner engagement

Property owners within the investigation area were engaged in the planning for the new community commencing with a letter followed by a community inception meeting held on 28 November 2016. A summary of consultation activities include:

- 3 x letters to all property owners;
- 2 x community meetings at Upper Coomera Community Centre;
- 6 x on-site meetings (in addition to site visits for the ecological survey); and
- 5 x developer meetings (Bundall).

During the process, property owners have been encouraged to directly contact the project team over the course of the planning investigation. A number of phone conversations were undertaken to assist property owners in making submissions and understanding the planning process.

Engagement with property owners in the development of the draft concept plan commenced with a letter to all land owners, followed by a meeting at the Upper Coomera Community Centre on 12 June 2017. Submissions were invited until 8 July 2017, allowing a period of over 20 business days.
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In response to the draft concept plan, 12 submissions were received from property owners/developers representing 17 properties (58 per cent of properties). A submission report is provided at Attachment 3 outlining the issues raised and the recommended Council response.

Key points raised in submissions include:

- requests to increase the residential density;
- requests for expansion of land identified for the new community west of Courtney Drive;
- requests for details and the timeframe for identified road infrastructure works;
- objection to the location of the local recreation park;
- objection to watercourse buffers and future tenure of higher order watercourses (public vs private);
- objection to management of stormwater (request for waterways to be piped and a regional approach adopted for detention);
- objection to excessive detail on the draft Concept plan for local roads and housing design;
- concerns with impacts of a new community on existing rural landscape and environment;
- request for the proposed City Plan update to include more detail than existing CLUMs (e.g. density);
- both support and opposition to a Relocatable home park (or gated community) in the area;
- support for a Retirement facility; and
- support for a low impact Tourist park (tents / cabins on cleared areas).

Feedback received from property owners on the draft concept plan resulted in several amendments to the draft concept plan outcomes including:

- an increase in the extent of residential development located west of Courtney Drive for some areas above RL60m AHD (approximately 1.1ha area, which results in 10-15 new dwellings);
- a revised outcome for the second higher order watercourse (flexibility for future private versus public ownership and corridor width to be defined through assessment of a development application);
- the replacement of indicative local roads mapped along open space with a planning outcome that seeks a high level of road frontage to public open space (e.g. esplanade type roads);
- the local recreation park is shown more conceptually together with a planning outcome note for size and location; and
- identification of an opportunity for a Retirement facility development within sub-precinct CNE, subject to appropriate design and integration with wider new community.
5.4 Translation of the draft concept plan to a proposed update to City Plan

In a previous Council report (CP17.0524.007), an option analysis (refer Attachment 4) was presented to determine the preferred strategy for amending City Plan to guide development of a new community in Upper Coomera. The recommended option was to utilise the Emerging community zone for areas identified with future urban development potential. This included the use of a Conceptual Land Use Map (CLUM) to guide future development in the investigation area.

The existing CLUMs in City Plan are high level plans that conceptually identify areas where green space and suburban or urban development may be suitable supported by a limited level of detail to guide future development outcomes. The draft concept plan for Upper Coomera provides more planning detail and evidence to support a stronger regulatory framework. Consequently, during the course of developing updates to the draft concept plan, an alternative approach to the development of a CLUM was explored. The alternative approach explored is described below:

It is considered that the use of a precinct within the Emerging communities zone provides a stronger regulatory framework, which allows for the use of more refined planning outcomes that support the work undertaken for this investigation area. Therefore, it is recommended that Council support this approach to implement the outcomes of the draft concept plan.

To support the introduction of a Precinct within the Emerging communities zone, the following elements of City Plan are proposed to be updated:

<table>
<thead>
<tr>
<th>Planning Scheme Elements</th>
<th>Justification</th>
</tr>
</thead>
</table>
| Strategic Framework      | • Delete reference to Upper Coomera Investigation Area on Strategic Framework Map 1.  
                           | • Include outcomes for the Upper Coomera Precinct in the New communities element. |
| Overlays                 | Road widening overlay to acknowledge road |
**ITEM 9 (Continued)**
**COURTNEY DRIVE, UPPER COOMERA INVESTIGATION AREA – DRAFT CITY PLAN UPDATE**
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<table>
<thead>
<tr>
<th>Planning Scheme Elements</th>
<th>Justification</th>
</tr>
</thead>
</table>
| Zones                    | The Emerging community zone is to include the proposed precinct for the Upper Coomera Investigation Area. This will be supported by a precinct map ([Attachment 6](#)) and overall outcomes (refer to principles provided in [Attachment 7](#)) prepared on the foundations of the draft concept plan, which was endorsed by Council for targeted community engagement on 30 May 2017 (CP17.0524.007).

The Emerging communities zone code will be amended to include additional overall outcomes that deal with important development outcomes being sought (refer to overall outcome principles identified in [Attachment 7](#)). |
| Zone maps                | Proposed zones for the investigation area are included in [Attachment 5](#). This includes identification of new Emerging community zoned land. Changes are also proposed to some Rural residential zoned land (to Rural zone) where part of the site is recommended for Emerging community zone. The Rural zone (Landscape and environment precinct) is proposed where new Rural zone land is vegetated and adjacent to existing Landscape and environment precinct. |

A table showing translation of the draft concept plan 'precincts and characters' outcomes to 'principles for overall outcomes' for the proposed Upper Coomera Precinct is provided in [Attachment 7](#).

The establishment of the Upper Coomera Precinct is not recommended to include any changes to the levels of assessment for the Emerging communities zone, or variation to any standard design outcomes for general subdivision requirements and protection of environmental significant areas. These codes will continue to apply to the assessment of development within the Precinct.

5.5 **Key elements of the proposed Emerging community zone (Upper Coomera Precinct)**

The following table provides an overview of recommended principles for overall outcomes to support the proposed Emerging community zone (Upper Coomera precinct), with an explanation for their inclusion. Further detail is provided in [Attachments 5, 6 and 7](#) including a proposed Upper Coomera Precinct Plan and ‘Principles for drafting Upper Coomera Precinct Overall Outcomes’:

<table>
<thead>
<tr>
<th>Element</th>
<th>Principles for Zone precinct overall outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>New community</td>
<td>Three new community sub-precincts are identified on the draft Upper</td>
</tr>
</tbody>
</table>

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COURTNEY DRIVE, UPPER COOMERA INVESTIGATION AREA – DRAFT CITY PLAN UPDATE
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<table>
<thead>
<tr>
<th>Element</th>
<th>Principles for Zone precinct overall outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>63.7ha Emerging community zone</td>
<td>Coomera zone precinct based on the draft concept plan precincts:</td>
</tr>
<tr>
<td></td>
<td>- Courtney West (CW)</td>
</tr>
<tr>
<td></td>
<td>- Courtney North East (CNE)</td>
</tr>
<tr>
<td></td>
<td>- Courtney South East (CSE)</td>
</tr>
<tr>
<td></td>
<td>To guide development, a density range will be expressed as an overall outcome for the Precinct based on the whole ‘Net developable area’ of each precinct. The density range is provided to ensure development uses land and infrastructure efficiently, with response to site constraints and opportunities.</td>
</tr>
<tr>
<td></td>
<td>The density calculation utilises ‘Net developable area’ which is defined in City Plan to identify land available for urban development after constrained areas are removed (e.g. conservation land, flood affected land or steep slopes). Net developable area includes development land utilised for local access roads, which will be determined with residential development proposals.</td>
</tr>
<tr>
<td></td>
<td>Achievement of the upper limit of the estimated yield for the investigation area (identified with the draft concept plan) will be achieved through either Multiple dwellings or a Retirement facility where appropriately located within the precinct.</td>
</tr>
<tr>
<td></td>
<td>Density outcomes for the zone precinct are included in two categories:</td>
</tr>
<tr>
<td></td>
<td>- Dwelling house and Dual occupancy development; and</td>
</tr>
<tr>
<td></td>
<td>- Multiple dwellings (to account for the higher range density identified on the draft concept plan in flat areas within sub-precinct CNE).</td>
</tr>
<tr>
<td></td>
<td>Dwelling yields are not recommended for inclusion in the City Plan update. These yields were only estimates to inform the draft concept plan and will depend on the extent of developable area which will be confirmed with development applications.</td>
</tr>
<tr>
<td></td>
<td>Other key principles for the new community are provided to:</td>
</tr>
<tr>
<td></td>
<td>- encourage amalgamation of development sites and timely provision of the 1ha local recreation park;</td>
</tr>
<tr>
<td></td>
<td>- guide planning for a Multiple dwelling and Retirement facility development within sub-precinct CNE;</td>
</tr>
<tr>
<td></td>
<td>- identify land above RL60m AHD is constrained due to potential issues with providing a standard water service;</td>
</tr>
<tr>
<td></td>
<td>- ensure the local recreation park and watercourses in public open</td>
</tr>
</tbody>
</table>
### Principles for Zone precinct overall outcomes

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
</tr>
</thead>
</table>
| Road infrastructure | space have a high level of road frontage (e.g. esplanade type roads);  
• guide development outcomes on slope affected land; and  
• address bushfire hazard for development of sub-precinct CW. |

To support the development of the new community with an appropriate road network, the following road infrastructure principles for overall outcomes are provided:

- Courtney Drive is upgraded to a Minor Residential Collector Road with extension to Reserve Road.
- Courtney Drive and Jenkins Court intersections onto Baileys Mountain Road are realigned to further separate intersections.
- Baileys Mountain Road is upgraded to a sub-arterial and realigned to connect with the existing roundabout at Reserve Road / Old Coach Road.
- A new local access road is provided to Baileys Mountain Road in the southern part of sub-precinct CNE to provide a high level of road connectivity to the sub-precinct.
- Road crossings of the green space network include fauna movement infrastructure.

Of note, the Baileys Mountain Road upgrade to a sub-arterial is presently included in the transitional LGIP.

To show the required land area recommended to be protected from development prior to Council finalising detailed design, draft concept sketches for the Baileys Mountain Road intersections with Jenkins Court and Reserve Road are included in Attachment 8. These land areas are proposed to be included on a new Road widening overlay map.

### Environmental

<table>
<thead>
<tr>
<th>13.3ha Green space network (assumes 60m corridors)</th>
<th>The draft precinct identifies:</th>
</tr>
</thead>
</table>
| 20.8% of Emerging community zone area             | • Yaun Creek green space network corridor;  
• a second higher order watercourse contributing to green space network; and  
• an ecologically significant area on the southern boundary included in the ‘green space network’. |

Of note, the Yaun Creek corridor along Reserve Road is presently included in the transitional LGIP as a future open space (Recreational Facilities Network Infrastructure Map IM4-9).

The following overall outcome principles are recommended to ensure the green space network outcomes are achieved:

- Yaun Creek has a minimum 60m wide rehabilitated natural green space.
## Principles for Zone precinct overall outcomes

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>space corridor (public open space) providing an ecological connection, improved water quality outcomes and amenity for the new community. New road crossings over Yaun Creek are avoided; however, a pedestrian crossing is provided to access the local recreation park.</td>
<td></td>
</tr>
<tr>
<td>- A second higher order watercourse forms part of the green space network (natural green space corridor) through private or public ownership. A rehabilitated corridor provides ecological connection, improved water quality outcomes and amenity for the new community, with buffers to be determined though assessment against the Environmental significance overlay code. A single vehicular crossing provides a high level of road connectivity between sub-precinct CNE.</td>
<td></td>
</tr>
<tr>
<td>- An ecologically significant area on the southern boundary is protected as part of the green space network (natural green space corridor).</td>
<td></td>
</tr>
</tbody>
</table>

An overall outcome principle is provided for other watercourses (identified as bottom tier lower order streams):

- Other watercourses provide natural overland flow paths for stormwater management with buffers to be determined through assessment against the Environmental significance overlay code.

### 1ha Local recreation park
1.6% of Emerging community zoned area

The draft precinct identifies the preferred location for a local recreation park with a minimum 1ha area to meet Council’s desired standards of service. Part of this site is identified in the transitional LGIP as a future open space (Recreational Facilities Network Infrastructure Map IM4-9). The timely provision of a local recreation park is critical to support higher densities proposed over flatter land in the CNE sub-precinct.

If designed to Council’s desired standards of service (e.g. 1ha area of land), the value of land for the local recreation park will become creditable towards offsetting development infrastructure charges.

The draft concept plan indicated most of the 1ha local recreation park would be best suited to 288 Reserve Road which is also affected by the Yaun Creek corridor (also identified in the transitional LGIP). These open space intents for the site limit future residential development opportunities to approximately a quarter of the site.

A submission from the property owner indicates their ready intention to sell the land to a developer. Given the extent of land identified for future open space over 288 Reserve Road, there is a risk that the land will not be acquired as part of an amalgamated development site, despite the land owners desire to sell.
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<table>
<thead>
<tr>
<th>Element</th>
<th>Principles for Zone precinct overall outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>To alleviate the risk of 288 Reserve Road being left out of an amalgamated development proposal for development of sub-precinct CNE, an overall outcome is included to link achievement of the higher density range outcomes for sub-precinct CNE with timely delivery of the local recreation park.</td>
</tr>
</tbody>
</table>

5.6 Local Government Infrastructure Plan (LGIP) alignment

The draft concept plan identified likely trunk infrastructure needs and estimated costs to support the development of a new community in the Courtney Drive, Upper Coomera Investigation Area. These infrastructure needs are recommended to be considered within the scope of the next version of the LGIP.

The design of the proposed infrastructure to be included in LGIP version 2 will confirm the infrastructure needs, properties affected by required land acquisition, estimated cost and timeframe for Council’s planning to undertake capital works.

A Council endorsed draft LGIP (version 2) is planned to closely align with the timeframe for gazettal of the City Plan major update to rezone the investigation area.

5.7 Development proposals prior to City Plan update gazettal

Council officers are aware of developer interest within the investigation area including three developers with commercial interests over the following properties:

Feedback has been received on the draft concept plan and is addressed in the attached submission report (Attachment 3).

Of note, the gated community type proposals (Relocatable home park and Retirement facility) may present issues with the delivery of key planning outcomes sought from the draft concept plan. This includes conflicts with environmental corridors, roads infrastructure, recreational open space and Emerging community zone new communities overall outcome s6.2.15.2(2)(e).

Council officers have discouraged development proposals prior to completion of the planning investigation and the draft amendment progressing through the plan making process. This is consistent with the strategic framework direction for the investigation area s3.3.7.1:
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Note: Some rural residential areas (conceptually shown on strategic framework map 1) will be investigated for land use opportunities and constraints. Until these investigations are undertaken, and any amendments to the City Plan are completed, these areas are to maintain their rural residential character and intent.

However, given the developer interest, it is likely an impact assessable material change seeking to vary the effect of the City Plan will be made prior to the major update progressing to State interest review.

5.8 Existing development approvals

A development approval exists over the property at 350 Reserve Road (south east corner) with operational works recently completed for 19 residential lots. This property is proposed to be omitted from the City Plan major update (Emerging community zone Upper Coomera precinct). The rezoning of this land for new residential development will follow a separate City Plan minor or administrative update package once the development has been completed.

An adjacent development site on the southern boundary of the investigation area also has an approved subdivision (Highland Reserve Stage 35). This subdivision includes conditions for constructing a road to Reserve Road which will facilitate part of the Courtney Drive extension. This development has not yet commenced operational works.

6 ALIGNMENT TO THE CORPORATE PLAN, CORPORATE STRATEGIES AND OPERATIONAL PLAN

The Upper Coomera Investigation Area project is aligned to the following Corporate Plan 2022 objectives:

1.1 Our city provides a choice of liveable places
We can choose diverse lifestyle and housing options from rural to city living.

A. We plan for the future of the city
We make good choices that create a better future for the Gold Coast community

B. We manage the city responsibly
Our stewardship of the city provides value for money for ratepayers

The City Plan is an initiative in the Operational Plan.

7 GOLD COAST 2018 COMMONWEALTH GAMES™ IMPACT

Not applicable.

8 FUNDING AND RESOURCING REQUIREMENTS
ITEM 9 (Continued)
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Not applicable.

9 RISK MANAGEMENT

The activity supports the mitigation of the following Directorate Risk:

CO00510 – City Plan delivers inadequate and / or ineffective strategic/development policy (e.g. poor planning, built form, growth, social and environmental outcomes).

10 STATUTORY MATTERS

The identification and addressing of state interests is part of the statutory amendment process. To assist the management of state interests, the Department of Infrastructure and Local Government and Planning (DILGP) have been provided a copy of the draft concept plan endorsed by Council for targeted community engagement on 30 May 2017 (CP17.0524.007).

A briefing was held with officers from DILGP and to date no major issues have been raised.

The following State interests and proposed responses are identified:

ShapingSEQ – South East Queensland Regional Plan 2017

The proposed new community in Upper Coomera meets the goals of the SEQ Regional Plan as it contributes to a consolidated urban structure with a well-planned and compact community. Access to public transport and active transport links are provided, as well as access to employment and recreation activities. The proposed new community will replace inefficiently zoned rural residential land with a new urban community with residential densities proposed to complement site characteristics of the area.

The SEQ Regional Plan strategic themes of ‘Sustain’ and ‘Live’ are supported through the identification and creation of conservation and open areas. This includes Yaun Creek and other key waterway corridors for future rehabilitation to provide for biodiversity connections to high ecological significant areas in nearby ranges of Willowvale and Upper Coomera (e.g. Willowvale Reserve).

The proposed Upper Coomera new community is adjacent an established urban area and is currently serviced by transport infrastructure. The integrated land use and infrastructure planning for the extension of this urban area enables low overall infrastructure costs and planning for a new centrally located 1ha local recreation park.

State Planning Policy 2017

The proposed new community for Upper Coomera is consistent with the State Planning Policy, particularly the following relevant State interests policies:

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- Liveable communities and housing - Housing supply and diversity and Liveable communities;
- Environment and heritage – Biodiversity and water quality;
- Safety and resilience to hazards – Natural hazards, risk and resilience; and
- Infrastructure – Infrastructure and transport infrastructure.

11 COUNCIL POLICIES

Not applicable.

12 DELEGATIONS

Not applicable.

13 COORDINATION & CONSULTATION

<table>
<thead>
<tr>
<th>Name and/or Title of the Stakeholder Consulted</th>
<th>Directorate or Organisation</th>
<th>Is the Stakeholder Satisfied With Content of Report and Recommendations (Yes/No) (comment as appropriate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Architect</td>
<td>Office of the Chief Executive Officer</td>
<td>Yes</td>
</tr>
<tr>
<td>Executive Coordinator Environment</td>
<td>Planning &amp; Environment</td>
<td>Yes</td>
</tr>
<tr>
<td>Special Coordinator Strategic Infrastructure Planning</td>
<td>Planning &amp; Environment</td>
<td>Yes</td>
</tr>
<tr>
<td>Executive Coordinator Planning Assessment</td>
<td>Planning &amp; Environment</td>
<td>Yes (to be further consulted in development of consequential City Plan amendments and final overall outcomes)</td>
</tr>
<tr>
<td>Coordinator City Plan Team Planning &amp; Environment</td>
<td>Planning &amp; Environment</td>
<td>Yes</td>
</tr>
<tr>
<td>Executive Coordinator Transport Planning &amp; Policy</td>
<td>City Infrastructure</td>
<td>Yes (concern raised with ability to include in LGIP version 2 scope)</td>
</tr>
<tr>
<td>Coordinator Stormwater City Assets</td>
<td>City Infrastructure</td>
<td>Yes</td>
</tr>
<tr>
<td>Coordinator Infrastructure Demand</td>
<td>Gold Coast Water &amp; Waste</td>
<td>Yes</td>
</tr>
<tr>
<td>Executive Coordinator Parks</td>
<td>Community Services</td>
<td>Yes</td>
</tr>
<tr>
<td>Coordinator Catchment Management</td>
<td>Gold Coast Water &amp; Waste</td>
<td>Yes</td>
</tr>
</tbody>
</table>
14 STAKEHOLDER IMPACTS

External / community stakeholder impacts

Property owners of the investigation area were engaged in the planning for the new community commencing with a letter followed by a community inception meeting held on 28 November 2016. A summary of consultation activities include:

- 3 x letters to all property owners;
- 2 x community meetings at Upper Coomera Community Centre;
- 6 x on-site meetings (in addition to ecological survey); and
- 5 x developer meetings (Bundall).

During the process, property owners have been encouraged to directly contact the project team over the course of the planning investigation. A number of phone conversations were undertaken to assist property owners in making submissions and understanding the planning process.

Engagement with property owners for the draft concept plan commenced with a letter followed shortly by a meeting at the Upper Coomera Community Centre on 12 June 2017. Submissions were invited until 8 July 2017, a period of over 20 business days.

In response to the draft concept plan, 12 submissions were received from property owners/developers representing 17 properties. A submission report is provided at Attachment 3 outlining the issues raised and the recommended Council response. Subject to Council approval, it is recommended that property owners be provided a copy of the submission report.

Internal (Organisational) Stakeholder Impacts

Internal stakeholders (refer section 13) have been involved throughout the land use and infrastructure planning investigation and are satisfied with the outcomes of this report. Internal stakeholders will be consulted in development of consequential City Plan amendments and final zone precinct overall outcomes.

15 TIMING

A report is proposed to be presented to Council in October 2017 with the draft content for Major update 2 (Courtney Drive, Upper Coomera Investigation Area), including consequential amendments.

Implementation of infrastructure planning is recommended to be considered for inclusion within the scope for the next version of the draft LGIP.
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16 CONCLUSION

The planning investigation for the Courtney Drive, Upper Coomera Investigation Area is completed, subject to Council endorsement of policy changes to inform City Plan Major update 2 (Attachments 5, 6 and 7). This includes recommendation for 63.7 ha of land in Upper Coomera within the Emerging community zone together with a zone precinct and overall outcomes.

Affected property owners have been involved early in the planning process through various meetings and have provided feedback on a draft concept plan to inform development of policy changes for a City Plan update. Feedback received from property owners on the draft concept plan resulted in several new planning directions for a City Plan update. Council officer’s recommended responses to submissions are included in Attachment 3.

Infrastructure required to support the new community was identified in the draft concept plan previously presented to Council, and is recommended to be considered for inclusion within the scope for the next version of the LGIP. In response to submissions, some further information is provided on roads infrastructure for Baileys Mountain Road intersections to ensure land required for future works is protected.

A report is proposed to be presented to Council in October 2017 with the draft content for Major update 2 (Courtney Drive, Upper Coomera Investigation Area), including consequential amendments.

17 RECOMMENDATION

It is recommended that Council resolves as follows:

1 That the report/attachment be deemed non-confidential except for those parts deemed by the Chief Executive Officer to remain confidential in accordance with sections 171 (3) and 200 (5) of the Local Government Act 2009.

2 That City Plan Major Update 2 (draft Courtney Drive, Upper Coomera Investigation Area) include:
   a Changes to zones resulting in additional Rural zone and Emerging community zone (Attachment 5);
   b Creation of an Emerging Community zone - Upper Coomera precinct with overall outcomes to be informed by the principles identified in Attachments 6 and 7.

3 That draft City Plan content to implement the Courtney Drive, Upper Coomera Investigation Area be reported in October 2017, for endorsement in City Plan Major Update 2.

4 That infrastructure identified to support urban development of the Courtney Drive, Upper Coomera Investigation Area is considered for inclusion within the scope for the next version of the Local Government Infrastructure Plan.
ITEM 9 (Continued)
COURTNEY DRIVE, UPPER COOMERA INVESTIGATION AREA – DRAFT CITY PLAN UPDATE
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5 That the Director Planning & Environment write to property owners of the Courtney Drive, Upper Coomera Investigation Area and provide a copy of the submission report (Attachment 3).

6 That Council endorse draft concept sketches for the Baileys Mountain Road intersections with Jenkins Court and Reserve Road (Attachment 9) identifying land required to be protected for future road works.

Author: Justin Collofello
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25 August 2017

Authorised by: Dy Currie
Director Planning & Environment