ITEM 17★
CITY PLAN MAJOR UPDATE 2 - COURTNEY DRIVE, UPPER COOMERA INVESTIGATION AREA
PD113/1275/14/01(P6)

Refer 26 page attachment

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

Not applicable.

3 PURPOSE OF REPORT

The purpose of this report is to seek Council endorsement of a draft City Plan major update for the Upper Coomera (Courtney Drive) Investigation Area.

4 PREVIOUS RESOLUTIONS

23 August 2016 - Council resolved (CP16.0817.006 – refer Attachment A) 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 A) 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.

15 September 2017 - Council endorsed (CP17.0913.009 - refer Attachment A) the policy setting for implementation of the Courtney Drive, Upper Coomera land use and planning investigation within City Plan major update 2.
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5 DISCUSSION

The Courtney Drive, Upper Coomera Investigation Area is identified conceptually on Strategic framework map 1. The investigation area comprises 29 properties with an average lot size of 3.8ha. The current zoning of the land is Rural residential zone (68.27ha) and Rural zone (50.4ha) with some areas included in the Landscape and environment precinct.

A land use and infrastructure planning investigation for the Courtney Drive, Upper Coomera Investigation Area has been completed, identifying potential urban development opportunities for up to 730 new dwellings based on land constraints and opportunities. A number of reports have been provided to Council on planning for the new community (refer section 4 previous resolutions).

The last report to Council in September 2017 resolved the policy setting for implementation of the Courtney Drive, Upper Coomera land use and infrastructure planning investigation. The resolved policy included utilising the Emerging community zone and a zone precinct with overall outcomes for the new community. Changes to zone maps were also recommended. The previously resolved policy setting is included in Attachment B.

In consultation with key stakeholders involved in planning assessment, draft content (refer Attachment C) has been prepared for inclusion in City Plan Major update 2. Table 1 provides a summary of the proposed City Plan changes.

<table>
<thead>
<tr>
<th>City Plan section</th>
<th>Summary of proposed changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strategic framework</td>
<td>Amendment to section 3.3.4 Element – New communities to include statutory notes referencing the Emerging Community zone – Upper Coomera (Courtney Drive) precinct.</td>
</tr>
<tr>
<td>Emerging community zone code</td>
<td>Amendment to include overall outcomes for the Emerging Community zone – Upper Coomera (Courtney Drive) precinct, based on previously resolved policy settings. Of note, drafting of code overall outcomes now includes clearer outcomes for measuring density and planning for the local recreation park.</td>
</tr>
<tr>
<td>Residential density</td>
<td>Residential density is now measured in dwellings per ‘Net ha’ to align with the Strategic framework density measures City Plan defines Net ha as ‘That part of a hectare remaining after the dedication of land required for any public purpose’. Importantly, this does not result in a strategic change to the planning outcomes envisaged for the new community.</td>
</tr>
</tbody>
</table>
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To derive a density based on Net ha, land previously assumed for local roads (i.e. 25 per cent of net developable area) has been removed from the calculation, with densities rounded down to achieve a whole number.

1ha Local recreation park

To secure provision of essential infrastructure for a 1ha sized local recreation park within sub-precinct Courtney North-east, the Local Government Infrastructure Plan (LGIP) will be amended. Until the LGIP amendment is completed, the draft Emerging community zone is proposed to include an outcome to encourage linking the higher density range in sub-precinct Courtney North-east to development which includes the park. This is consistent with previously resolved policy setting.

During drafting the code, an alternative provision was considered to require development to include provision for a one hectare local recreation park after 75 dwellings within sub-precinct Courtney North-east are approved (approximately one third of sub-precinct). However, this option was considered unworkable by City Development.

Local recreation park planning criteria is included together with a note to explain the planned location is on 41 Courtney Drive and 288 Reserve Road (Lots 185 RP173727 and 56 RP162858).

Zone maps 13 and 17

Amendment to zone maps 13 and 17 to include land in Emerging community zone – Upper Coomera (Courtney Drive) precinct.

Where Emerging community zone is proposed west of Courtney Drive, the land that isn’t recommended for urban development is proposed to be rezoned from Rural residential zone to Rural zone.

To clarify, no change is proposed to the Rural zone – Landscape and environment precinct as part of this City Plan update.

Strategic framework map 1 - designated urban area

Amendment to remove the Upper Coomera, Courtney Drive Investigation Area and include the Emerging community zone as ‘Urban Area’.

Strategic framework map 2 – settlement pattern

Consequential amendment to map the proposed Emerging community zone – Upper Coomera (Courtney Drive) precinct as ‘New communities’.

UNAUTHORISED RELEASE OF CONFIDENTIAL REPORTS OR INFORMATION may be an offence under the Local Government Act 2009 and other legislation and could result in disqualification from office and a penalty of up to 100 units.
Road widening overlay map | Amendment to include on the new Road widening overlay map areas of land to be protected for future Baileys Mountain Road works, based on previously resolved policy settings.
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Tables of assessment | No changes are proposed to levels of assessment for the Emerging community zone. Consequential amendments are required to refer to Emerging community - Upper Coomera (Courtney Drive) precinct.

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

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).
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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.

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 Drafted Content</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>Feedback provided has been considered with drafting</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>Feedback provided has been considered with drafting</td>
</tr>
<tr>
<td>Coordinator City Plan Team</td>
<td>Planning &amp; Environment</td>
<td>Yes</td>
</tr>
<tr>
<td>Executive Coordinator Transport Planning &amp; Policy</td>
<td>City Infrastructure</td>
<td>Transport Planning provided content for Road widening overlay</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>
</tbody>
</table>

Other stakeholders involved in the draft concept plan development (Catchment Management Unit and City Assets – Stormwater) were consulted in preparation of the draft City Plan update and have previously supported the policy content.
City Planning officers will continue to liaise with State Government officers on the content and timing for Major update 2 throughout the statutory plan making process.

14 STAKEHOLDER IMPACTS

External / community stakeholder impacts

Property owners of the investigation area have been consulted in the planning for the new community. In response to the draft concept plan, 12 submissions were received from property owners/developers representing 17 properties. A submission report was endorsed by Council on 15 September 2017 (CP17.0913.009).

It is important to note that Major update 2 will be required to undergo statutory public notification period of at least 30 business days (with all submissions considered) prior to adoption.

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.

Major updates to the City Plan will have implications for internal and external stakeholders, particularly in terms of planning and assessment of future development.

15 TIMING

The proposed updates outlined in this report are recommended to be progressed as part of City Plan Major update 2. A complete amendment package is planned for presentation to Council, for endorsement to proceed to State interest review.

16 CONCLUSION

A land use and infrastructure planning investigation for the Upper Coomera (Courtney Drive) Investigation Area has been completed in consultation with property owners, identifying potential urban development opportunities. Draft changes to City Plan are recommended to include a proposed Emerging community zone – Upper Coomera (Courtney Drive) precinct and consequential amendments. These changes are provided in Attachment C and are recommended to be endorsed for inclusion in City Plan Major update 2.
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 the recommended changes to City Plan (Attachment C) are endorsed to be included as part of City Plan Major update 2, including any other consequential amendments.

Author: Justin Collofello
Principal Regional Planner
15 September 2017

Authorised by: Dy Currie
Director Planning & Environment