

16.11 HIGHLAND PARK INVESTIGATION AREA PROJECT

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Attachments: 1 Draft Preliminary Planning Study Highland Park

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 EXECUTIVE SUMMARY

Not applicable.

3 PURPOSE OF REPORT

This report provides a progress update on the Highland Park investigation area local planning project and seeks Council endorsement to proceed to Stage 2 of the project in July 2022.

4 PREVIOUS RESOLUTIONS

On 14 September 2021, Council resolved (G21.0914.031 /PE21.0909.002) as follows:

- 1 *That Council notes the content of this report, provided as an update on the Gaven North and Highland Park / Nerang investigation area projects.*
- 2 *That Council inform property owners within the Gaven North and Highland Park / Nerang investigation areas that work has commenced.*
- 3 *That the City's website includes a dedicated page to provide information and updates on the investigation area programme.*
- 4 *That a future agenda item be brought to Council in February 2022 with recommendations on Gaven North and Highland Park / Nerang investigation area projects.*

5 DISCUSSION

Background

The Highland Park investigation area project is a localised planning exercise being undertaken to analyse and plan for new housing and employment opportunities to ensure:

- Development opportunities are realised where possible;
- There is efficient planning of infrastructure to support future urban development within and surrounding the identified investigation area; and
- On-site constraints are identified and managed.

Further to Council's resolution on 14 September 2021 (G21.0914.031 /PE21.0909.002), property owner notification as well as preliminary planning studies have been undertaken. The preliminary planning study for the investigation area is included at Attachment 1 to this report.

Investigation area process

There are four key stages to the investigation area project: planning, technical investigation, concept planning and statutory planning. This process shall determine the suitability of utilising existing Rural / Rural Residential zoned land for the purpose of meeting the City's growth obligations. Throughout the process, City officers shall undertake localised planning exercises that analyse opportunities and constraints for potential new housing within the investigation area.

Stage 1 of the process is now complete, and endorsement is sought to commence Stage 2 in July 2022.

Notification of landowners

In Stage 1, landowners within the study area boundary were identified and notified of the project's commencement through a mail out.

City Officers were contacted by 19 landowners seeking clarification on the project.

The provision of sewerage infrastructure was raised and highlights a matter that will remain a key consideration as the project evolves.



Landowner notification summary

Preliminary planning study

A preliminary planning study for the Highland Park investigation area was undertaken in Stage 1 of the project and is included at Attachment 1 to this report.

The preliminary planning study sought to:

- 1 Undertake a preliminary analysis of the context, opportunities, and constraints for the investigation area; and
- 2 Inform and guide more detailed investigations and analysis of the site during Stage 2 of the project.

Some matters from the preliminary planning study are:

- The study area consists of 370 lots and covers an area of approximately 112 hectares. The size of the properties range from 400m² to 9500m².
- In 2016 the investigation area generally had more in various older age groups than the City. The investigation area had more in the older age groups of 50-74. The City had more in the age groups of 75-85+.
- The study area is in proximity to the M1 Pacific Highway and rail corridor. It is a 21-minute (13.8km) drive to the Gold Coast CBD during peak times and 46-minutes (72.3km) to Brisbane City CBD. It is an 8-minute drive, 17-minute bus or 40-minute walk to Nerang train station which has bus connections to the Gold Coast CBD. Brisbane CBD is approximately 1hr and 15-minutes by train.

- Rural residential properties in Highland Park are not currently serviced by sewer mains and instead rely on private septic tanks. The provision of sewerage infrastructure is a matter that will remain a key consideration as the project evolves.
- The study area is serviced by stormwater infrastructure including stormwater detention basins, culverts, surface drains, kerb channel, local drainage and end structures. A hydraulic engineering assessment would be required in order to understand stormwater infrastructure capacity and enhance runoff/stormwater management and quality.
- Highland Park contains some core habitat under the Queensland government mapping system. Opportunities for Koala restoration will be investigated.

The following technical studies are proposed in Stage 2 following desktop analysis in Stage 1:

- Engineering infrastructure assessment;
- Ecological study (biodiversity and koala habitat);
- Bushfire hazard assessment;
- Transportation and traffic impact assessment;
- Land use strategy report; and
- Initial market feasibility and infrastructure costings.

Additional technical studies may be required if determined to be necessary. External consultants would be engaged to undertake the majority of these studies.

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

The Investigation Areas Program projects are aligned to the following Corporate Plan 2022 objectives:

Corporate Plan objective	Highland Park investigation area local planning project alignment
<p>1.1 Our city provides a choice of liveable places We can choose diverse lifestyle and housing options from rural to city living.</p> <p>1.2 We live in balance with nature We manage quality rural and urban living while looking after the future of the city’s rainforest, bushland, waterways and open space.</p>	<p>The local planning project is an initiative to review City Plan by providing a diversity of housing choice to support liveability and affordability for the City’s growing population, in an identified future growth area.</p> <p>As part of the local planning project, high value ecological areas shall be protected. The project seeks to protect scenic amenity and existing open space. New opportunities shall be identified to enhance open space areas for recreation to support the growing population.</p>
<p>1.6 Our modern centres create vibrant communities We can work, live and play in our local neighbourhoods.</p>	<p>The local planning project seeks to ensure new residents can live within 400m of a recreational park and within 800m of public transport.</p>

7 FUNDING AND RESOURCING REQUIREMENTS

Budget/Funding Considerations

Non recurrent budget required for Stage 2 is estimated to be \$100,000 in FY2022-2023. These funds are proposed to cover the following technical studies:

- Engineering infrastructure assessment;
- Ecological study (biodiversity and koala habitat);
- Bushfire hazard assessment;
- Transportation and traffic impact assessment;
- Land use strategy report; and
- Initial market feasibility and infrastructure costings.

It is proposed that Officers from City Planning project manage this work and coordinate with stakeholders.

8 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).

9 STATUTORY MATTERS

The *Planning Act 2016* (the Act) identifies the statutory requirements for making an amendment to a planning scheme. A local government can either amend the planning scheme following the process in the Minister Guideline Rules or propose a process to amend the planning scheme under Section 18 of the Act.

Early engagement with the State Government and community in the plan making process may support a Tailored process for preparing a City Plan amendment for the Highland Park investigation area.

10 COUNCIL POLICIES

Not applicable.

11 DELEGATIONS

Not applicable.

12 COORDINATION & CONSULTATION

Not applicable.

13 STAKEHOLDER IMPACTS

Key internal and external stakeholders shall continue to be engaged.

Internal consultation occurred through the City Planning Projects Working Group and the LGIP Senior Officers Working Group throughout Stage 1 of the project. This engagement is proposed to continue in Stage 2.

The following key external stakeholder activities are proposed to occur for the Highland Park investigation area from July 2022 to June 2023:

- Proposed community engagement is planned for 2023 with the scope and timing to be determined by the technical studies proposed to be undertaken in Stage 2.
- External technical consultants are proposed to be engaged in July /August 2022 in order to undertake the required technical investigations and studies for the investigation area

An update is proposed to be provided to Council in November 2022.

14 TIMING

The Highland Park investigation area local planning project is a long term strategic planning initiative to deliver new housing supply together with any necessary infrastructure upgrades.

The below timeframes are provided showing tasks extending into 2023.

Technical investigations

- Technical studies and investigations are proposed to be undertaken by City officers and external consultants from July/August 2022.
- An update of these investigations is proposed to be provided to Council in November 2022.

Community engagement

- Community engagement is proposed to occur in 2023 following the conclusion of the technical investigations.

15 CONCLUSION

The Highland Park investigation area local planning project seeks to identify opportunities for a diversity of new housing supply together with planning for future infrastructure upgrades supporting services and environmental outcomes. Preliminary planning studies were undertaken throughout Stage 1 of the project to inform which technical studies could be required to be undertaken in Stage 2.

An update is proposed to be provided to Council in November 2022. The outcomes of technical investigations are proposed to be reported back to Council in mid-2023 and will assist in determining the opportunities and constraints that exist within the investigation area.

16 RECOMMENDATION

It is recommended that Council resolves as follows:

- 1 That the draft Highland Park preliminary planning study be finalised as the basis for further technical investigations in Stage 2.**
- 2 That Stage 2 of the Highland Park investigation area project commence in July 2022.**
- 3 That non recurrent budget of \$100,000 be included in the FY2022-2023 budget for consideration at Special Budget Committee.**
- 4 That the results of the technical investigations in Stage 2 be reported back to a future Planning and Environment Committee.**