

6.1★ GAVEN NORTH AND HIGHLAND PARK INVESTIGATION AREAS: PROJECT UPDATE

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Authors: Emma Davis, Senior Planner, City Planning
Iain Bailey, Supervising Planner, City Planning
Authoriser: Nick McGuire, Director, Economy Planning and Environment,
Economy Planning and Environment
Attachments: Nil

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 EXECUTIVE SUMMARY

Not applicable.

3 PURPOSE OF REPORT

This report provides a progress update on Stage 2 of the Gaven North and Highland Park Investigation area projects, including an overview of the approach to be taken following technical investigations and the timeline for upcoming project steps.

Burchills Engineering Solutions has been engaged to undertake an ecological study for each study area. An update is provided as part of this report and will be finalised alongside subsequent technical investigations.

4 PREVIOUS RESOLUTIONS

On 22 February 2022, Council resolved (G22.0222.021) 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.*

On 22 February 2022, Council resolved (G22.0222.020) as follows:

- 1 *That the draft Gaven North preliminary planning study be finalised and the basis for further technical investigations in Stage 2.*
- 2 *That Stage 2 of the Gaven North 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.*

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

- 1 *That the content of this report, providing introduction to the Highland Park / Nerang and Gaven North Investigation Areas projects is noted.*

- 2 *That the City inform property owners within the Highland Park / Nerang and Gaven North 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 program.*
- 4 *That a future agenda item be brought to Council in February 2022 with the findings of the initial studies and timeframes and budget for work for the Highland Park / Nerang and Gaven North Investigation Areas projects.*

5 DISCUSSION

5.1 Background

The Gaven North and Highland Park Investigation area projects are localised planning exercises undertaken to analyse and plan for new housing 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 study areas; and
- on-site constraints are identified and managed.

On 22 February 2022, Council resolved to finalise the draft preliminary planning studies (G22.0222.021/G22.0222.020), as part of Stage 1 of the projects. These preliminary planning studies provided the basis and direction for Stage 2 to commence project technical investigations in July 2022.

In August 2022, landowners within each study area were informed of progress and the preliminary planning studies were made publicly available on the project websites.

5.2 Technical investigations

Further to Council's resolutions on 22 February 2022 (G22.0222.021/G22.0222.020), the Stage 2 technical investigations for the Gaven North and Highland Park Investigation areas have commenced.

Burchills Engineering Solutions (the Consultant) are currently undertaking ecological studies for both Investigation areas. City officers are procuring engineering infrastructure and transport and traffic assessments.

A staged approach has been taken to the technical investigations to refine or readjust the scope of each project or investigation where necessary. The Consultant's ecological studies have been undertaken first to identify land that may be potentially inappropriate for further technical investigations due to environmental values. The Consultant has conducted site surveys on publicly-owned land in and surrounding the Investigation areas to determine the likelihood of these limitations.

Subsequent studies will be undertaken following this work through to June 2023, and will confirm any need for further field work, including from private properties in each Investigation area.

Upon conclusion of all technical studies in Q3 2023, key findings will be reported to Council with recommendations for the projects. If it is recommended the projects proceed to Stage 3, endorsement will be sought on community engagement plans. Community engagement will support concept plan development as part of Stage 3.

6 ALIGNMENT TO THE COUNCIL PLAN, CITY STRATEGIES AND OPERATIONAL PLAN

The Investigation Areas Program projects are aligned to the *Council Plan 2022-2027* (the City's Corporate Plan) themes and outcomes, including:

- Diverse Thriving Economy

- We have sustainable economic growth in the industries and sectors that offer opportunity.
- Vibrant Lifestyle
 - We are a safe, active and healthy community.
 - We have accessible community and cultural infrastructure which supports social connections.
- Connected Community
 - We provide safe and sustainable travel choices to enable us to move around the city easily.
 - We have beaches, parklands, waterways and natural places that are accessible and enjoyed by everyone.
- Naturally Unique
 - We have critical nature corridors throughout the city.
 - We balance city growth and our natural environment.
- Liveable Places
 - We plan city growth and ensure sufficient capacity and types of housing to meet future needs.
 - We manage our resources for a sustainable future.
 - We have a prepared community and a natural and built environment resilient to hazards.
- One City
 - We address the challenge of climate change through practical and sensible solutions that deliver climate resilience.

The Operational Plan identifies a program of work for City Planning, Land Use and Urban Planning, whereby the City develops various planning strategies, policies and guidelines to facilitate development outcomes within the City. This involves maintaining and amending the City's statutory land use planning instruments.

7 FUNDING AND RESOURCING REQUIREMENTS

Budget/Funding Considerations

Technical investigations for Stage 2 are covered by allocated project funds in the 2022-2023 budget.

Subsequent stages (Stage 3 and onwards) will require funding and this will be subject to future agenda reports.

8 RISK MANAGEMENT

The activity supports the mitigation of Economy Planning and Environment Directorate Risk number

CO000510:

'The City Plan delivers inadequate and/or ineffective strategic or development policy leading to a detrimental impact on community wellbeing, built form, growth, liveability and environmental outcomes.'

9 STATUTORY MATTERS

Stage 2 is not subject to a formal statutory process. However, early engagement with the State government and community may support the plan making process informing future City Plan amendments.

Subsequent amendments to City Plan may either follow the tailored process under Section 18 of the *Planning Act 2016*, or that in the *Minister's Guideline Rules* as prescribed in Section 20 of the Act.

10 COUNCIL POLICIES

Not applicable.

11 DELEGATIONS

Not applicable.

12 COORDINATION & CONSULTATION

Not applicable.

13 STAKEHOLDER IMPACTS

Internal (Organisational) Stakeholder Impacts

- Internal consultation occurs through the City Planning Projects Working Group and the Local Government Infrastructure Planning Senior Officers Working Group in Stage 2.

External / community stakeholder impacts

- Landowner updates were sent by mail or email in August 2022 and have been uploaded to project webpages.
- Proposed community engagement is planned for future project work with the scope and timing to be determined by the technical studies.

14 BRISBANE 2032 OLYMPIC AND PARALYMPIC GAMES IMPACT

Not applicable.

15 TIMING

The below timeframes apply to both projects and show tasks extending into 2023:

Technical investigations

- Technical investigations will continue to be progressed by City officers and external consultants.
- An update with the findings from these technical investigations will be provided to Council in Q4 2023.

Community engagement

- Community engagement approach is to be investigated following the conclusion of the technical investigations.

16 CONCLUSION

Stage 2 of the Gaven North and Highland Park Investigation area projects is in progress, with ecological studies underway. Subsequent technical investigations for engineering infrastructure and transport and traffic assessments are upcoming. Findings and recommendations relating to Stage 2 technical investigations will be brought back for consideration and endorsement to a future Planning and Environment Committee.

17 RECOMMENDATION

It is recommended that Council resolves as follows:

- 1 That the content of this report, providing a progress update on the Gaven North and Highland Park Investigation area projects, be noted.**