

6.1 INTRODUCTORY PAPER – LOCAL PLANNING INVESTIGATION FOR HIGHLAND PARK / NERANG AND GAVEN NORTH (GLADE DRIVE)

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Authors: Emma Davis, Planner, City Planning
Catherine Rollo, Executive Coordinator Strategic Urban And Regional Planning, City Planning
Authoriser: Michael Moran, Acting Director Economy Planning And Environment, Economy Plan & Environment
Attachments: Nil

1 BASIS FOR CONFIDENTIALITY

Not applicable.

2 EXECUTIVE SUMMARY

Not applicable.

3 PURPOSE OF REPORT

This report outlines the proposed local planning response to the Highland Park / Nerang and Gaven North Investigation Area projects including the process of researching the potential for these sites to accommodate population growth.

4 PREVIOUS RESOLUTIONS

On 28 April 2017, Council noted (*CP17.0424.014*) that the detailed planning for the Highland Park and Gaven North Investigation Areas be deferred until FY2018/19, subject to funding.

On 25 August 2020, Council resolved that:

The Committee Recommendation (G20.0825.039/PE20.0820.011) be adopted as printed which reads 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 City's website includes a dedicated page to provide information and updates on the investigation area programme.
- 3** That the Director of Economy, Planning and Environment pursue the work program identified within the report.
- 4** That the contents of the report be noted.

This work programme included commencement of the Highland Park / Nerang and Gaven North Investigation Areas in FY2021/22.

5 DISCUSSION

Background

The Investigation Areas Program seeks to realise new residential and employment land supply for underutilised land which already has some existing services (e.g. water supply, roads, stormwater, parks) and is located close to employment opportunities. The local planning for these areas includes a number of background technical studies and early community engagement to assist with delivery of structure planning to address infrastructure planning and issues associated with fragmented land ownership.

In November 2013, Investigation Areas were first identified as part of the draft State interest review version of City Plan. At this time, the 2009 South East Queensland Regional Plan was being reviewed.

In February 2016, City Plan commenced and 17 Investigation Areas were identified on Strategic framework map 1 – Designated Urban Area to assist with supporting the realisation of the population and employment benchmarks set by the South East Queensland Regional Plan - *ShapingSEQ 2017 (ShapingSEQ)*. The City's growth allocations Under *ShapingSEQ 2017* are outlined in Figure 1.



Figure 1: 2016-2041 dwelling supply benchmark for the Gold Coast as identified by *ShapingSEQ 2017*

In August 2016, Council noted the findings from a Preliminary Feasibility Assessment for 13 Investigation Areas located within the Urban Footprint as identified under the *draft ShapingSEQ*. The findings from this assessment set the priorities for further strategic planning activities to be undertaken within the identified Investigation Areas.

The City Plan Program, presented to the Planning and Environment Committee on 15 July 2021, provides a detailed snapshot for the current calendar year with indications of tasks extending to 2022 and 2023. The Program shows work commencing for the Gaven North (Glade Drive) and Highland Park / Nerang Investigation Areas as per the August 2020 Council resolution for the four year Program for Investigation Areas (G20.0825.039/PE20.0820.011).

Investigation area process

In order to determine the suitability of utilising existing Rural Residential zoned land for the purpose of meeting *ShapingSEQ* benchmarks, City officers undertake localised planning exercises that analyse opportunities and constraints for potential new housing and employment within identified Investigation Areas. As shown in Figure 2, there are four key stages to each investigation area project, Planning phase, Technical Investigation, Concept Planning and Statutory Planning.

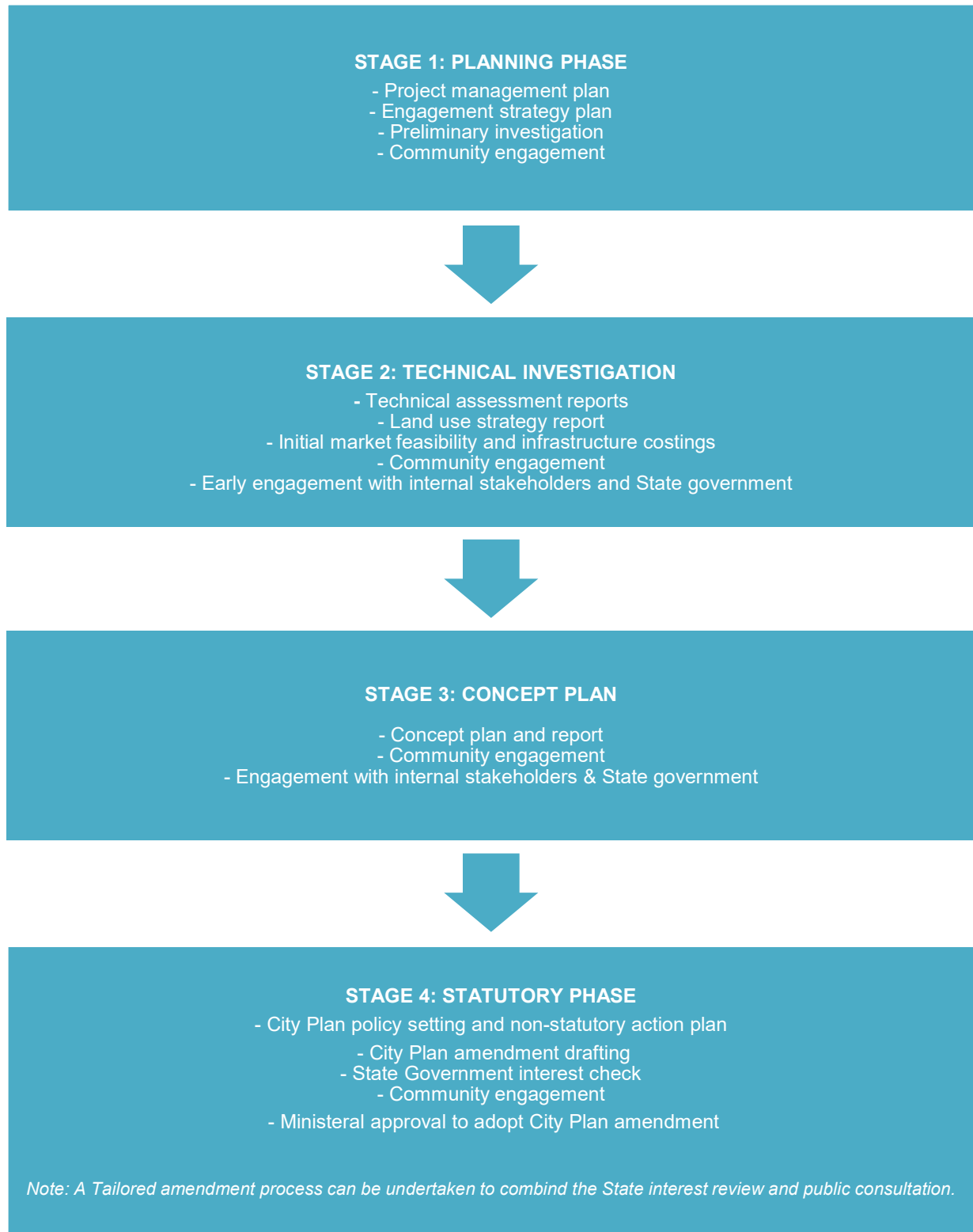


Figure 2: Investigation area process

Highland Park/ Nerang Investigation area

The proposed Highland Park / Nerang Investigation Area is identified in Figure 3.



Figure 3: Highland Park/Nerang Investigation Area

The Highland Park / Nerang Investigation Area is situated west of the M1 Pacific Motorway, just south of the Nerang River. The Investigation Area is approximately 112 hectares and mostly consists of Rural residential zoned land, however also includes Open space zoned and Low density residential lots. The Investigation Area includes land within the Rural residential Landscape and environment precinct.

The Investigation area is subject to multiple existing overlays, including:

- Bushfire hazard area,
- Environmental significance – biodiversity areas: Substantial remnants,
- Environmental significance – priority species: State significant species, Koala habitat areas,
- Environmental significance – vegetation management, and
- Environmental significance – wetlands and waterways and Landslide hazard.

Additionally, 28 Rural residential lots in the north of the Investigation Area are subject to a minimum lot size overlay of 2000 m².

It is noted that the proposed boundary of the Highland Park / Nerang Investigation Area is larger than that identified through the Strategic framework map 1 – Designated Urban Area. This will allow City officers to have a wider appreciation of the matters that may influence development opportunities. Ultimately, opportunities will only be pursued, if practical to do so, for the lots identified through the Strategic framework map 1 – Designated Urban Area.

Gaven North Investigation area

The proposed Gaven North (Glade Drive) Investigation area is identified in Figure 4.

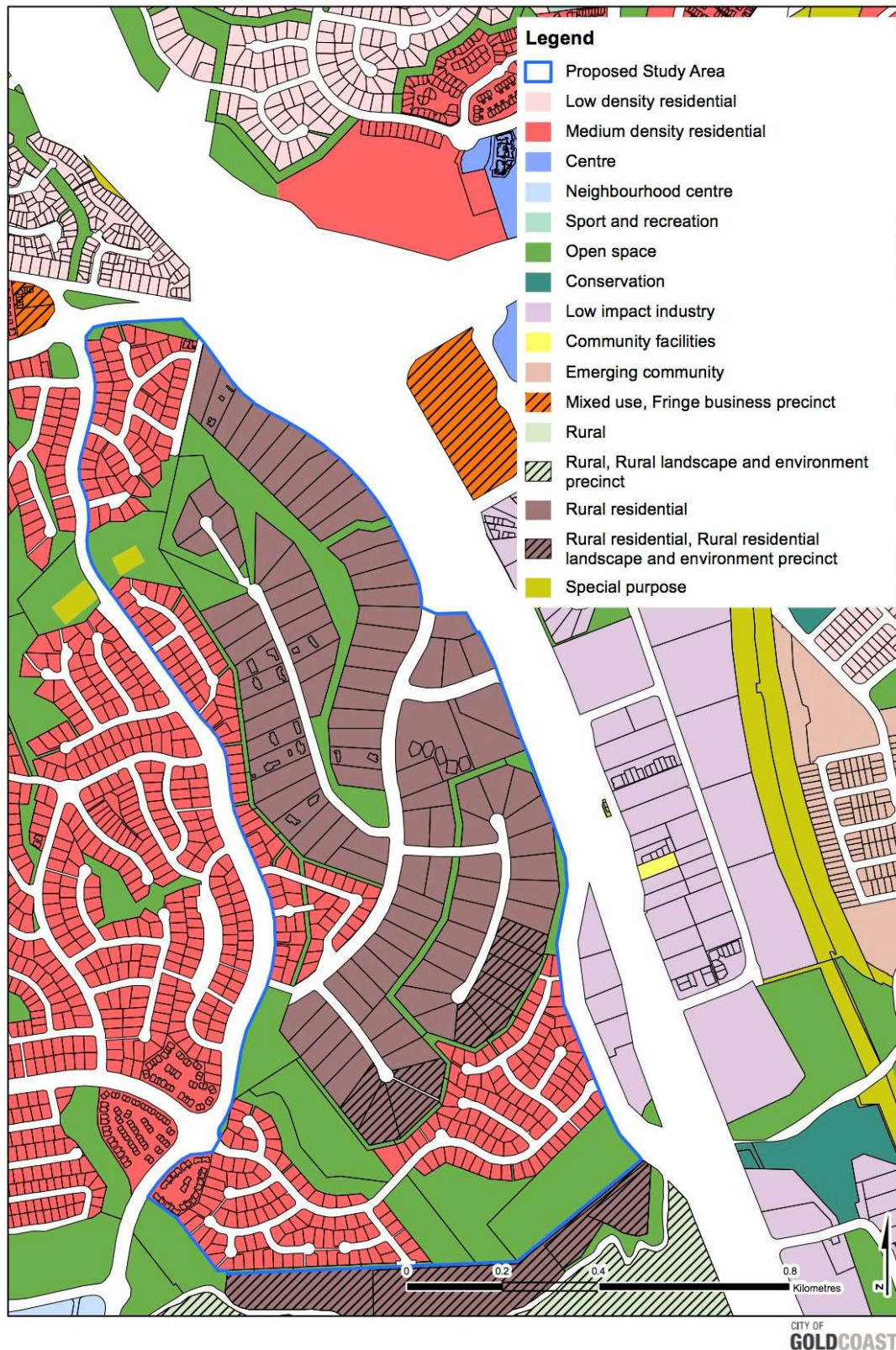


Figure 4: Gaven North Investigation Area

The Gaven North Investigation Area is located directly adjacent to the M1 Pacific Motorway, opposite the Helensvale Centre.

The Gaven Investigation Area is approximately 133 hectares and mostly consists of Rural residential zoned land, however also includes Medium density residential zoning, Open space zoning, and Rural residential land in the Landscape and environment precinct.

The Investigation area is subject to multiple existing overlays, including:

- Environmental significance – wetlands and waterways/Hinterland to coast critical corridors,
- Landslide hazard,
- State controlled roads, rail corridor, Regional infrastructure and Transport noise corridors – Transport noise corridor – State-controlled road.

It is noted that the proposed boundary of the Gaven North Investigation Area is larger than that identified through the Strategic framework map 1 – Designated Urban Area. This will allow City officers to have a wider appreciation of the matters that may influence development opportunities. Ultimately, opportunities will only be pursued, if practical to do so, for the lots identified through the Strategic framework map 1 – Designated Urban Area.

Proposed project scope

The overall intent of the Highland Park / Nerang and Gaven North Investigation Areas is similar to that seen in Parkwood and Oxenford, as both seek to determine the suitability of transitioning existing Rural Residential zoned land to provide additional housing supply to support the city's growth allocation set by *ShapingSEQ*. Parkwood and Oxenford have provided key learnings for the City in relation to how future Highland Park / Nerang and Gaven North investigations should be approached for the scale and complexity of the matters needing to be considered in each Investigations Area.

A Project management plan is currently being developed to undertake the above activities. As more details become known, the Project management plan will be updated / refined. A project update on these investigations will be provided to PEC in February 2022, which will include a summary of initial background phase findings and initial community engagement.

City officers are proposing to undertake investigations as follows:

- 1 Planning phase** – Includes various preliminary investigations (eg. demographics, site context and urban design assessment and environmental and infrastructure opportunities and constraints) to determine the likelihood of perusing additional development outcomes. This phase includes early community and development industry engagement. The duration of the Planning phase is approximately 12 months for each investigation area depending on commitment of resources and budget.

Project milestone/ hold point: A report will be prepared and the findings presented to Council outlining the realistic opportunity of perusing additional development outcomes for the Investigation area.

- 2 Technical investigations** - Includes further details investigation based on the outcomes from the Planning phase. This may include Ecological assessment, Land use / built form assessment, feasibility assessment, preliminary trunk infrastructure requirements and costing, natural hazard assessment (eg. hydraulics, geotechnical, bushfire). The outcomes from the work will produce development scenarios that will undergo feasibility assessment. The duration of these Technical investigations is likely to take approximately 12 months for each Investigation area, dependant on the nature of the investigations and commitment of resources and budget.

- 3 Concept plan** – Includes development of a draft Concept plan guided by the outcomes of the feasibility assessment. This will be used to undertake community and development industry engagement with outcomes from this used to finalise the draft Preferred concept Plan. The outcomes of this stage will define the policy setting for the preparation of an amendment to City Plan and also supporting implementation. This stage is likely to take approximately 12 months to occur for each Investigation area, dependant on the nature of the investigations and commitment of resources and budget.

- 4 Statutory phase** – Includes drafting of City Plan amendments and undertaking the statutory amendment process (State interest review and statutory public consultation).

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

The Investigation Areas program is aligned to the following Corporate Plan 2022 objectives:

1.1 Our City provides a choice of liveable places

Regularly amend the City Plan to ensure the city is safe, accessible and can take advantage of emerging opportunities.

Consolidate population growth in 'priority growth areas', including mixed use activity centres, urban neighbourhoods, light rail corridor urban renewal areas, remaining greenfield, specialist business precincts and identified future growth areas.

Key Strategy

Implement the City Plan to guide development around our diverse lifestyle, provide choices for living in rural areas, suburban and urban neighbourhoods, in and around activity centres and along the coastal edge.

1.6 Our modern centres create vibrant communities

Implement principal activity centres (Southport CBD, Broadbeach, Robina and Coomera) as the main business areas of the city.

Provide clear vision and direction for the future growth of the CBD; identify and prioritise key projects and optimise opportunities.

Key Strategy

Implement the City Plan to provide mixed use activity centres that are pedestrian-orientated, vibrant areas offering employment, community, cultural, retail and residential uses.

A) We plan for the future of the city

Manage the long term growth of the city through the City Plan, focusing on the redevelopment of urban centres and key inner city neighbourhoods, ensuring non-urban areas such as the hinterland ranges and foothills are protected.

C) We actively engage residents, customers and visitors

Provide opportunities for residents, customers and visitors to engage with the City to inform city direction and decision-making, including:

- using internationally recognised principles for public participation to guide city engagement
- providing good information on current services, key issues and future city direction

- providing options for engagement, including easy, on-line mechanisms, such as the Gold Coast City Panel; and
- communicating the outcome of the engagement.

The project is aligned to the following Annual Plan 2020-21: City Operational Plan 2020-21 programs/activities:

Program 1: City Planning

Provide a strategic approach to long-term planning and policy development ensuring that the City manages natural hazards, growth and development while protecting and conserving our natural resources and heritage.

Key activities – Land Use and Urban Planning

Service outcome/s - Enhance the city's liveability through management of the land development process and implementation of the City Plan and associated policies. This includes both planned and reactive assessment and compliance functions.

7 FUNDING AND RESOURCING REQUIREMENTS

Budget/Funding Considerations

The Investigation Areas program, including the Highland Park / Nerang and Gaven North Investigation Areas are funded from the Operational Budget (recurrent and non-recurrent). These financial allocations are used to undertake projects and employ permanent and temporary staff.

The initial findings from the background investigations will be brought to Council in February 2022 outlining the need for Operational Budget to undertake Technical investigations to determine the suitability of transitioning existing Rural Residential zoned land.

8 RISK MANAGEMENT

This activity supports the mitigation of Planning and Environment Directorate Risk number CO000510:

'City Plan delivers inadequate and/or ineffective strategic/development policy (e.g. poor planning, built form, growth, social and environmental outcomes - including flood impacts)'.

9 STATUTORY MATTERS

The City Plan must advance *ShapingSEQ* by demonstrating compliance (Chpt 4, pg.152) with:

- *Chapter 3, Part A: Goals, elements, strategies* (Which sets Dwelling supply benchmarks to 2041 under the GOAL 1: GROW)
- *Chapter 3, Part B: Regional growth pattern*
- *Chapter 3, Part C: Sub-regional directions*
- *Chapter 6, Resource activity*, where applicable
- *SEQ regulatory provisions in the Planning Regulation 2017.*

ShapingSEQ is a Statutory Regional Plan (regulatory provisions) made under the Sustainable Planning Act 2009 and given effect by the Planning Act 2016.

The intent of this report is to provide an introduction to the Highland Park / Nerang and Gaven North Investigation Areas. These projects are early investigations and are not subject to a formal statutory process. There is a statutory planning scheme amendment process set out by the *Planning Act 2016* and the Minister's Guidelines and Rules which will be followed for any subsequent amendment.

10 COUNCIL POLICIES

Not Applicable.

11 DELEGATIONS

Not Applicable.

12 COORDINATION & CONSULTATION

Input will be sought from internal stakeholders, including (but not limited to) City Development, Office of Architecture and Heritage, Transport and Traffic, City Assets, Parks and Recreational Services, Safe and Liveable Communities and Service Sustainability, in the development of the project scopes.

13 STAKEHOLDER IMPACTS

External / community stakeholder impacts

- Early engagement with property owners within the Highland Park / Nerang and Gaven North Investigation Areas to inform them that Council is undertaking initial planning work will occur via a mail out letter.
- Any subsequent statutory process for City Plan amendments will include a formal public consultation period as per the Planning Act 2016 and the Minister's Guidelines and Rules.

Internal (Organisational) Stakeholder Impacts

- Officers from City Development, Office of Architecture and Heritage, Transport and Traffic, City Assets, Parks and Recreational Services, Safe and Liveable Communities and Service Sustainability will be involved in Gaven North and Highland / Nerang Park Investigation Areas through the City Plan Steering Committee and Working groups.

14 TIMING

The timeframes for Highland Park / Nerang and Gaven North Investigation Areas are outlined in the City Plan Program. This provides snapshot for the current calendar year with indications of tasks extending into 2022 and 2023. The City Plan Program is updated and reported to Council as projects, programs and Council decisions incorporated. City Planning is currently working with Corporate Communications to make the program available on the website

A project update on these investigations will be provided to PEC in February 2022.

15 CONCLUSION

This report provides an introduction to the Highland Park / Nerang and Gaven North Investigation Areas which have commenced as part of the four year Program for Investigation Areas (G20.0825.039/ PE20.0820.011). The commencement of these Investigation Areas could support the realisation of the population and employment benchmarks established in *ShapingSEQ*. The initial findings from the background investigations will be brought to Council in February 2022.

16 RECOMMENDATION

It is recommended that Council resolves 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 report 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.**