

19.3 SOUTHERN THORNLANDS POTENTIAL FUTURE GROWTH AREA

Objective Reference:**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment**Report Author:** Brett Hookway, Senior Strategic Planner**Attachments:**

1. Indicative Map Southern Thornlands Potential Future Growth Area
2. Southern Thornlands Potential Future Growth Area Project Plan

The Council is satisfied that, pursuant to Section 275(1) of the *Local Government Regulation 2012*, the information to be received, discussed or considered in relation to this agenda item is:

- (h) *other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage.*

PURPOSE

The purpose of this report is to:

- Provide an update on the proposed project to undertake a planning investigation of the Southern Thornlands Potential Future Growth Area (STPFGA) to address the requirements under the *Shaping South East Queensland Regional Plan 2017-2041* (Shaping SEQRP).
- Identify the proposed extent of the STPFGA investigation area.
- Outline the proposed scope of work for the STPFGA investigation.
- Seek Council endorsement of the STPFGA Investigation Project Plan.
- Seek Council endorsement to write to the Minister for State Development, Manufacturing, Infrastructure and Planning and provide a copy of the STPFGA Investigation Project Plan.

BACKGROUND

Shaping South East Queensland Regional Plan 2017-2041

The Shaping SEQRP, finalised by the State Government in August 2017, identifies land within the Southern Thornlands area as a Potential Future Growth Area (PFGA). The intent of the Shaping SEQRP is to protect the future potential of PFGAs by:

'not to promote or support their investigation for urban purposes during the life of Shaping SEQRP, unless the Queensland Government's SEQ Growth Monitoring Program indicates there is an inadequate land supply and the benchmarks or baselines may not be accommodated in the Urban Footprint... The role of these areas will be considered further at the next review of Shaping SEQ'

However, with regards to STPFGA the Shaping SEQRP states:

'Council is required to investigate this area in the short-term, including its potential as a future employment area. The investigations must determine its appropriate use, with the intent of the area defined, and appropriately reflected in the planning scheme by the end of 2019'

Recognising the requirement of Shaping SEQRP, there is a need for Council to commence investigations of the STPFGA to determine its appropriate use in the short term.

City Plan

Under the City Plan, land to the south of Boundary Road, Thornlands is predominantly included within the rural zone, with a few individual lots included within the community facilities zone.

The Strategic Framework of the City Plan identifies that land in the Southern Thornlands area has been identified as a possible option for longer term future urban growth through the following statements:

Clause 3.3.1.4 (10) 'the land bounded by Taylor Road, Woodlands Drive and Springacre Road within the Thornlands area has been identified as a possible option for longer term, future urban growth. Substantial investigations will be required of physical constraints and values, including koala habitat, ecological functions, natural hazards, scenic quality and infrastructure requirements and costs and alternative growth strategies before the suitability of this area for development can be determined'

Clause 3.4.1.10 (13) 'Land west of Taylor Road proximate to Sheldon College could accommodate tertiary education and training facilities, recreation facilities and ancillary accommodation and services.'

Clause 3.2.3 'An opportunity also exists west of Taylor Road in Sheldon for the establishment of a node of educational and recreational facilities near Sheldon College'

Recent assessment and Council Resolution

i) Thornlands IEA Employment and Enterprise Needs Assessment – Economic Associates

At its General Meeting on the 24 May 2017 Council considered a confidential report (Item 16.2.1) regarding the Thornlands Future Urban Growth Investigation Area and the 'Thornlands IEA Employment and Enterprise Needs Assessment' by Economic Associates in 2016/17.

The Economic Associates report identified a potential city-wide shortfall for industrial land (approximately 30-50ha by 2041) and that the Southern Thornlands area may be a suitable location to accommodate the shortfall subject to further feasibility assessments. In addition, the Economic Associates report also identified that Southern Thornlands area may present a long-term opportunity for the development of a mixed industry business area (MIBA) subject to further feasibility assessments.

To accommodate the industrial land shortfall and the longer term potential of a MIBA, the Economic Associates report identified 200ha of raw land would need to be identified. In response to the report, Council resolved to:

- 1. Adopt Option One in the confidential report;*
- 2. Develop a Rural Enterprise Industry Sector Strategy and Action Plan prior to implementing point two and three of option one of the report; and*
- 3. Maintain this report and its attachments as confidential until the finalisation of this project*

The report recommended in Option One that Council resolve to:

- 1. Note the findings of the Thornlands IEA Employment and Enterprise Needs Assessment;*

2. Agree to progress the project to the next phase to consider feasibility through an opportunities and constraints analysis and feasibility analysis; and
3. Agree to further explore the opportunity for a Mixed Industry and Business Area as part of the feasibility analysis phase.

ii) *Redland City Economic Development Framework 2014-2041*

The *Redland City Economic Development Framework 2014-2041* (EDF) identifies four key economic growth targets for the region to achieve by 2041. These include:

- **Population growth** – a local population of 206,000;
- **Job creation** – 30,000 jobs created;
- **Gross Regional Product (GRP) growth** – an economy worth \$6.8 billion; and
- **Tourism growth** – tourism to represent 2% of total economic output.

To achieve these goals, the EDF identifies eight industry sectors with the potential to support economic growth in the city. Industry sector plans are being developed for the sectors in order to identify objectives for each industry to support the city in the achievement of economic growth targets presented in the EDF. Rural Enterprises forms one of the eight industry sectors. A validation exercise of the EDF was undertaken by RemPlan in 2018 in light of the 2016 census data to determine if the key industry sectors identified under the EDF were still relevant. The study showed that Rural Enterprises along with the other industry sectors on the EDF continued to perform strongly in terms of output, employment and value-add.

iii) *Rural Enterprises Industry Sector Plan 2019-2024*

At its General Meeting on 17 July 2019, Council endorsed the *Rural Enterprises Industry Sector Plan 2019-2024* (REISP). The REISP outlines the current state of the Rural Enterprises industry sector within Redland City as well as a comparison of the state of the industry sector within other South East Queensland (SEQ) regions. It also includes a future state analysis developed through the identification of global trends as well as the input gained from a local stakeholder consultation process.

The REISP has been developed to complement other industry sector action plans including tourism, education and manufacturing rather than to be an industry of direct focus in its own right. This is due to the industry sector's relatively small size within the Redland City economy as well as future challenges the industry will face.

The REISP includes a suite of actions including 'investigate land in Southern Thornlands as a future employment area for key industry sectors including Rural Enterprises'. Recognising Council has now developed and adopted the REISP, Council can commence planning investigations of the STPFGA including considering its potential to accommodate rural industries.

ISSUES

Spatial extent of investigation area

For the purposes of the STPFGA investigation Council will need to determine the extent of the investigation area. The *2005 SEQ Regional Plan* mapped land south of Boundary Road and located between Taylor Road and Springacre Road within the Urban Footprint. The same area was mapped in the 2006 Redlands Planning Scheme as the extent of area to be investigated as potentially suitable for an integrated employment area.

Shaping SEQRP only indicatively identifies PFGAs and recognises future investigations will define and determine the extent of the area. The strategic framework of the City Plan does however provide guidance to the extent of the area which may be suitable for potential future employment generating land use opportunities and subject to investigation. As noted earlier, the strategic framework notes the potential of land located to the west of Taylor Road to accommodate tertiary education and training facilities, recreation facilities and ancillary accommodation and services. For this reason, the area as depicted on Attachment 1 is proposed to be the boundary area of the STPFGA investigation. This area is also generally consistent with the area referred to in the Thornlands Employment and Enterprise Needs Assessment by Economic Associates.

While identifying a significant land area (approximately 900ha), it should be noted that previous reporting has only identified a need for 200ha of raw land to be identified to accommodate a shortfall of 30-50ha of land for industrial uses and 50ha for a longer term MIBA opportunity. The distribution of any use/s identified as appropriate within this area will be informed by the opportunities and constraints analysis, land capability assessment and economic feasibility analysis.

Shaping SEQRP implementation – Underutilised Urban Footprint Land

As part of the Shaping SEQRP implementation program the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) has committed to preparing an Underutilised Urban Footprint Strategy (UUF strategy). The purpose of the UUF strategy is to identify undeveloped land (greater than 100ha) that was included within the urban footprint of previous regional plans, identified as suitable for residential development but is yet to have been developed. Through the development of the UUF strategy the State Government is identifying and investigating the matters that have prevented these areas from being developed and the options and range of potential responses to support the development of them. Some of the matters identified as having prevented development in these areas include land fragmentation, infrastructure servicing costs, market readiness, land constraints and governance arrangements.

The STPFGA is located outside of the urban footprint, however, the area displays many (if not all) of the same constraints as the undeveloped land within the urban footprint. At this stage, the DSDMIP have indicated they will have finalised the UUF strategy by the end of the year (2019), identifying the range of response to help unlock development potential of these areas. The finalisation of this strategy will be an important consideration in realising any of the appropriate use/s that may be identified as being suitable for the Southern Thornlands area.

Shaping SEQRP implementation – Land Supply and Development Monitoring

As part of the Shaping SEQRP implementation program the DSDMIP has committed to a Growth Monitoring Program (GMP). As part of the GMP the DSDMIP will be releasing annual reports on land supply and development monitoring for the SEQ region. The first annual report released in December 2018 identified that Redland City has more than 15 years' supply of land supply for planned dwellings to achieve the Shaping SEQRP dwelling supply benchmarks.

The report also identified the city has less than 15 years' supply of industrial land, however, noted significant supply exists across the region and the need to further investigate the STPFGA to determine its appropriate use/s.

Noting the city has sufficient supply of development and redevelopment opportunities to achieve the dwelling supply benchmarks of the Shaping SEQRP there is no need to further investigate potential options for new residential development. Noting the potential shortfall of land for industrial purposes and rural enterprise potential identified in the REISP, the focus of the STPFGA

investigation should be focused on the potential of the Southern Thornlands area to accommodate employment generating uses including rural industries.

Koala habitat and regulatory reforms

With the commencement of the SEQRP 2009 – 2031, land located to the south of Boundary Road and located between Taylor Road and Springacre Road was removed from the urban footprint and included within the regional landscape and rural production area. The wording relating to the Thornlands Integrated Employment area was also removed and the area no longer identified as an employment opportunity area.

The Planning Minister at the time released a Ministerial Statement indicating the reason for this change was ‘the land will act as a buffer zone to protect the high value koala habitat and in the future become new koala habitat’. More recently, the Koala Expert Panel report recommended that ‘future expansion of the urban footprint of Shaping SEQ does not occur in area of core habitat identified through the Department of Environment and Science mapping or where koala populations are known to occur’.

It should also be noted that following the release of the Koala Expert Panel the State Government has been reviewing and is currently in the process of finalising new koala regulations. The proposed reforms will potentially impact on the use of land in this area. The proposed STPFGA investigation will need to ensure there is detailed consideration of the new regulations once they have been finalised.

Scope of project

The purpose of the project is to meet the requirement of the Shaping SEQRP to determine the appropriate use for the STPFGA. Previous State Government and Council reporting has confirmed the city has a sufficient supply of land for residential purposes and therefore the focus of the investigations will be on the suitability and feasibility of the area to accommodate industry and employment generating uses including rural industries.

The City Plan provides direction on the scope of investigation needing to be undertaken through the following statement:

‘Substantial investigations will be required of physical constraints and values, including koala habitat, ecological functions, natural hazards, scenic quality and infrastructure requirements and costs and alternative growth strategies before the suitability of this area for development can be determined’.

The attached STPFGA Investigation Project Plan (Attachment 2) has been prepared identifying the scope of work needing to be undertaken. The key project requirements include a series of technical and policy assessments, a land capability assessment and an economic feasibility assessment.

Subject to the availability of officers from relevant Council groups, it is expected that a portion of the work will be able to be completed internally, however, specialist professional advice and consultant assistance will be required with specific pieces of work related to economic analysis and economic feasibility.

The findings of this work will be presented in a STPFGA Planning Study Report which will identify the appropriate use/s of the STPFGA. Depending on the nature of the appropriate use/s identified for the area more detailed master planning of the area may be required in the future. However, any potential further work would not be commenced until the City Plan has been amended to reflect the appropriate use/s of the area. In addition, in the event the area is identified as suitable for an

urban purposes it is expected that the Shaping SEQRP would also need to be amended to note the suitability of the area for this purpose.

Changes in land use policy in relation to this area has led to significantly elevated community expectations in the past. The report to Council on 24 May 2017 regarding the Economic Associates Report remains confidential and it is recommended that report, its attachment and the further work needing to be undertaken remains confidential. Once the STPFGA investigation is completed Council will need to further consider how it consults with, and informs, the community on the outcomes of the study.

STRATEGIC IMPLICATIONS

Legislative Requirements

The Shaping SEQRP places a requirement on Council to complete the necessary planning investigations to determine the appropriate use/s for the area.

Risk Management

Landowners in the area (and the broader community) will have a very high level of interest in the potential future use of the area. The proposed program of work does not include any specific community engagements, however, it is considered that further investigation work should be undertaken to determine the appropriate future use/s of the area prior to any detailed community consultation being undertaken.

The outcome of the investigation may require an amendment to the City Plan to incorporate the appropriate use/s of the area. If required, this type of amendment would constitute a major amendment to the City Plan and require public consultation on the amendment. A public consultation process will provide opportunity for residents to review any proposed planning provisions for the area and lodge formal submissions with Council in response to those provisions.

If the outcome of the investigation does not require an amendment to the City Plan, further consideration will be required on how Council engages with, and informs, the community on the outcomes of the investigation.

Council recently received correspondence from the Planning Minister seeking an update on Council's investigation of the area, including a request for a copy of the project plan. If Council does not commence the investigations of the STPFGA, the Minister may (in accordance with Part 3, Division 3 of the *Planning Act 2016*) direct Council to undertake this work. Commencing the work in the short term will minimise the chances of Ministerial direction to undertake this work.

Financial

The STPFGA project plan has been revised and now requires an estimated budget allocation of approximately \$65,000–\$70,000. This allocation of funding could be considered through the future budget review.

People

Subject to the availability of officers from relevant Council groups it is expected that most of the work could be completed internally. A Council working group will be formed to assist with progressing the investigation. Specialist professional advice and consultant assistance will be required with specific pieces of work in relation to economic analysis and economic feasibility.

Environmental

The area contains significant environmental values and was previously removed from the urban footprint regional land use category by the State Government on the basis of koala habitat values in the area and the potential of the area to be rehabilitated as a koala habitat area. The project plan proposes to appropriately investigate the environmental and koala habitat value of the area.

Social

Landowners in the area and broader community have a very high level of interest in the potential future use/s of this land. The project plan does not include any specific community engagement to address the community interest. Once the STPFGA investigation is completed Council will need to give further consideration to how it engages with the community on this area and communicates the outcomes of the study. It is noted that if the report recommends the area as suitable for future urban use a City Plan amendment may be required, which would require statutory public notification.

Alignment with Council's Policy and Plans

The report aligns with Council's policies and plans. Specifically, this report meets the objectives of the Corporate Plan outcome 5: Wise Planning and Design and is consistent with the Strategic Framework of the City Plan which identifies the area as a Future Urban Growth Investigation Area requiring further detailed studies to be completed to determine the appropriate use/s of the area. The report is also consistent with the recently endorsed *Rural Enterprises Industry Sector Plan 2019-2024* (REISP) which includes a suite of actions including investigating land in Southern Thornlands as a future employment area for key industry sectors including Rural Enterprises.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillor briefing	October 2018 August 2019	Councillor briefing on the scope of potential investigations to meet requirements of the Shaping SEQRP. At the briefing Council indicated its preferred option and noted a budget allocation would be required for this option.
Community and Economic Development	Late 2018 to current date	On-going consultation and discussion regarding the area and potential scope of investigations.
Communication, Engagement and Tourism Group		

OPTIONS

Option One

That Council resolves as follows:

1. To endorse the spatial extent of the Southern Thornlands Potential Future Growth Area investigation area as shown in Attachment 1.
2. To endorse the scope of work to be undertaken to complete the Southern Thornlands Potential Future Growth Area investigation in accordance with Attachment 2, subject to budget allocation.
3. To maintain this report and its attachments as confidential until a City Plan amendment is released for public consultation, or in the event the Southern Thornlands Potential Future Growth Area Study does not require any amendment to the City Plan, until Council has prepared a communication plan to inform the community of the outcomes of the study; and

4. To respond to the Minister for State Development, Manufacturing, Infrastructure and Planning and provide a copy of the Southern Thornlands Potential Future Growth Area Investigation Project Plan.

Option Two

That Council resolves as follows:

1. To amend and endorse the spatial extent of the Potential Future Growth Area investigation area as shown in Attachment 1.
2. To amend and endorse the proposed scope of work to be undertaken to complete Southern Thornlands Potential Future Growth Area investigation in accordance with Attachment 2, subject to budget allocation as necessary.
3. To maintain this report and its attachments as confidential until a City Plan amendment is released for public consultation, or in the event the Southern Thornlands Potential Future Growth Area Study does not require any amendment to the City Plan, until Council has prepared a communication plan to inform the community of the outcomes of the study; and
4. To respond to the Minister for State Development, Manufacturing, Infrastructure and Planning and provide a copy of the Southern Thornlands Potential Future Growth Area Investigation Project Plan.

Option Three

That Council resolves as follows:

1. To not undertake any investigations for the Southern Thornlands Potential Future Growth Area.
2. To maintain this report and its attachments as confidential until a communication plan has been prepared to inform the community of Council's decision.

OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. **To endorse the spatial extent of the Southern Thornlands Potential Future Growth Area investigation area as shown in Attachment 1.**
2. **To endorse the scope of work to be undertaken to complete the Southern Thornlands Potential Future Growth Area investigation in accordance with Attachment 2, subject to budget allocation.**
3. **To maintain this report and its attachments as confidential until a City Plan amendment is released for public consultation, or in the event the Southern Thornlands Potential Future Growth Area Study does not require any amendment to the City Plan, until Council has prepared a communication plan to inform the community of the outcomes of the study.**
4. **To respond to the Minister for State Development, Manufacturing, Infrastructure and Planning and provide a copy of the Southern Thornlands Potential Future Growth Area Investigation Project Plan.**

Attachment 1: Indicative boundaries of Southern Thornlands Potential Future Growth Area Investigation



**Southern Thornlands Potential Future Growth
Area Investigation**

Project Plan

September 2019

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Project Plan –Southern Thornlands Potential Future Growth Area

1.0 Introduction

- 1.1 This project plan articulates the process Council will follow to undertake the assessment of the area identified in the Shaping South East Queensland Regional Plan 2017 - 2041 (Shaping SEQRP) as the Southern Thornlands Potential Future Growth Area (STPFGA).
- 1.2 As required by the Shaping SEQRP, the purpose of the project is to establish the most appropriate use/s for the STPFGA. This investigation will build on previous investigations and studies.

2.0 Project Background



Figure 1 Southern Thornlands Potential Future Growth Area Investigation Area

- 2.1 The STPFGA is predominantly included within the rural zone of the City Plan, with some interspersed land included within the community facilities and conservation zone. The area comprises a mix of farming and horticultural activities, poultry farms, resource recovery, residential and private schools.
- 2.2 The area has been the subject of changing policy designations led by State Government regional planning and policy for an extended period of time and accordingly a number of studies have previously been undertaken to consider the future land use intent for this area.
- 2.3 In 2017 the State Government finalised and released its Shaping SEQRP which includes the following in relation to the STPFGA.

Project Plan –Southern Thornlands Potential Future Growth Area

‘Land within the Southern Thornlands area in Redland City (outside the Urban Footprint) has been identified as a Potential Future Growth Area.

Redland City Council is required to investigate this area in the short-term, including its potential as a future employment area. The investigations must determine its appropriate use, with the intent of the area defined, and appropriately reflected in the planning scheme by the end of 2019’.

- 2.4 Recognising Council’s requirement to comply with the Shaping SEQRP, there is a need to undertake planning investigations of the area in the short term.
- 2.5 The ‘Thornlands Employment and Enterprise Needs Assessment’ completed by Economic Associates in 2016 established a need for additional industrial land in Redland City. The study identified a shortfall of 30 - 50 ha by 2041 and recommended 100ha of raw land be identified to accommodate the shortfall. The report identified that subject to further investigations and feasibility assessments the Southern Thornlands area may be suitable to accommodate this shortfall.

The ‘Thornlands Employment and Enterprise Needs Assessment’ also identified the Southern Thornlands area may be suitable to accommodate a mixed industry business area in the medium to long term subject to further feasibility assessments. The report recommended an area of 50ha be identified to accommodate potential future MIBA and recommended 100ha of raw land be identified.

- 2.6 Previous Council and State Government reporting has confirmed Redland City has sufficient supply of zoned land and redevelopment opportunities to achieve the dwelling supply benchmarks of the Shaping SEQRP. Recognising there is no need for land for residential purposes this project will focus on the potential of the area to accommodate employment generating uses as identified in the Thornlands Employment and Enterprise Needs Assessment, rural enterprises, education, tourism, sport and recreation uses and through further work undertaken.

3.0 Purpose of the Project

- 3.1 The purpose of the project is to meet the requirement of the Shaping SEQRP to determine the ‘appropriate use’ for the STPFGA. Noting previous reporting has confirmed the City has a sufficient supply of land for residential purposes, the focus of the project will be on the suitability and feasibility of the area to accommodate employment generating uses.

4.0 Key Project Requirements

- 4.1 The key phases and requirements of the project are listed below. The task list is not exhaustive but is intended to provide a basis to understand the scope of investigations and work needing to be undertaken.

Project Plan –Southern Thornlands Potential Future Growth Area

- 4.2 Subject to resourcing availability across relevant council groups it is expected that the most tasks will be able to be undertaken internally. Consultant assistance will be required to assist with some specific pieces of work.

Phase 1	
Technical and Policy Assessment	<p>Undertake work to address the technical and policy gaps:</p> <ul style="list-style-type: none"> • Review of previous investigations and studies of relevance to the STPFGA. • Audit of existing industries/employment generators operating in the area to determine how area is currently functioning. • Update of the Employment and Enterprise Needs Assessment completed by Economic Associates to address the short to medium term employment generating prospect of area including the potential to develop a MIBA over the longer term. Work to also consider other economic uses that are outside of or in addition to industry and business (e.g. some other uses that may be suitable include education, tourism and outdoor recreation). External advice will be required for this work. • Cross reference to the Industrial Land Monitoring Report and the Land Supply and Development Monitoring Report currently being prepared by the State Government.
Land Capability Assessment	<p>Undertake work to address land capability and potential uses assessment:</p> <ul style="list-style-type: none"> • Review and analysis of the opportunities and constraints of the area. Key opportunities and constraints to be reviewed and analysed include environmental values, scenic amenity, wildlife corridors, koala regulations and physical land form constraints. The constraints analysis will assist with identifying the areas potentially most suited to accommodate uses identified as suitable for the area. • Current knowledge of employment and enterprise uses requirements. • Current understanding of land suitability for the potential employment uses. External advice will be required for this work. • Land fragmentation – consider how fragmented land can be combined to allow for development to occur over large land parcels. Review of State Government Underutilised Urban Footprint Strategy for potential options. • Infrastructure availability, servicing and costs. Assessment to consider full range of infrastructure and services required to support employment areas and range of potentially suitable uses (i.e. water, sewer, internet connectivity, efficient transport network). <p>This phase of work will provide</p> <ul style="list-style-type: none"> • Collated information on employment use requirements. • Collated, mapped and analysed information on land form and constraints. • Briefing paper on land capacity and use suitability. • Collated, mapped and analysis of current infrastructure network capacity and potential servicing costs. <p>It is expected phase 1 can be completed within 2 months.</p>

Project Plan –Southern Thornlands Potential Future Growth Area

Phase 2	
Economic Feasibility Assessment	<ul style="list-style-type: none"> • Economic feasibility analysis of the area to determine the capability of the area to develop employment generating uses. The analysis will need to address servicing costs, land valuations, infrastructure capacity and servicing costs, land consolidation as well as any other matters potentially impacting on feasibility. External assistance will be required for this assessment. <p>It is expected phase 2 can be completed within 2 months.</p>
Phase 3	
	<ul style="list-style-type: none"> • Draft final STPFGA Planning Study Report – report summarising findings of technical investigations, land capability and economic feasibility assessment. Report to draw on earlier work to identify appropriate use/s for STPFGA • Draft report presented to Council for feedback • Final STPFGA Planning Study Report <p>It is expected phase 3 can be completed within 2 months.</p>

- 4.4 The outcome of this project will identify the appropriate future use/s of the STPFGA.

If the area is determined as potentially suitable for urban purposes further more detailed planning of the area would be required. At this stage, it is expected this could most likely only occur once the City Plan has been amended to identify the appropriate use/s for the area and is recognised as suitable for an urban purpose within the Shaping SEQRP.

5 Governance

- 5.1 The Strategic Planning Unit is responsible for the management of this project. A working group consisting of representative from relevant Council groups will be formed to assist with completing the project.