

FEEDBACK ON PROPOSED DRAFT NORTHEAST PARKHURST MASTER PLAN (NEPMP)

FINDINGS REPORT FROM STAGE 4 – PUBLIC EXHIBITION
HELD AT THE HERITAGE VILLAGE AT PARKHURST ON
16TH MAY 2009

REF: C1441

PREPARED FOR:

ROCKHAMPTON REGIONAL COUNCIL (RRC)



JUNE 2009

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1.0 BACKGROUND

1.2 PURPOSE OF REPORT

This report has been prepared by Wolter Consulting Group Pty Ltd (WCG) for Rockhampton Regional Council in response to the public exhibition that was held at the Heritage Village on 16th May 2009 regarding the Draft Master Plan for Northeast Parkhurst. In accordance with the proposed methodology forming part of the project, the purpose of this Stage 4 Report is to provide feedback to Rockhampton Regional Council regarding the points raised in the (8) submissions (received by both Council and WCG) and the notes taken (by both Council and WCG) at the public exhibition held on the 16th May 2009 in response to the Draft Northeast Parkhurst Master Plan.

The public exhibition held on the 16th May 2009 comprised (2) key components, namely:

- Discussion of the constraints and issues analysis of the area within 'Area 1' of the Northeast Parkhurst Master Plan (NEPMP) area, including a gap analysis of the existing planning scheme and planning instruments; and
- Review of draft proposed amendments to the NEPMP in response to the key issues raised as part of the master planning process (i.e the public exhibition).

WCG chose a consultative approach that allowed key stakeholders to play a greater role in decision making about design, development and planning as it was clear that many key stakeholders have assumed 'ownership' of the environment, their neighbourhood and public infrastructure and services. A number of key stakeholders had a high level of interest in the NEPMP and in some cases were savvy, vocal and organised.

It was therefore critical that a broad range of stakeholder views contribute to the decision making process. Our public exhibition approach aimed to meet this challenge to deliver a positive outcome for all parties by engaging with key stakeholders to proactively identify, consider and respond to a representative range of issues and opportunities. To achieve this, our process:

- Provided clear, consistent information to relevant stakeholders (Inform);
- Proactively sought input to options development and assessment from the broader community and key stakeholder groups (Consult);
- Anticipated, identified and managed issues and opportunities through early and ongoing engagement (Issues and Opportunities);
- Considered stakeholder input in the decision making process (Address);
- Informed stakeholders of outcomes (Report Back).

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2.0 CONSULTATION PROCESS

2.4 OVERVIEW

In preparing the Draft Northeast Parkhurst Master Plan (NEPMP), the consultation process involved (2) key phases, these being:

- *Phase 1 – Internal Stakeholder Consultation* – This phase involved meetings with key internal stakeholders meetings on set days to help formulate the key features of the Draft NEPMP; and
- *Phase 2 – Public Exhibition* - This phase involved the public exhibition of the Draft NEPMP with key stakeholders including Rockhampton Regional Council Planning Officers and Councillors, landowners, residents and developers.

2.5 INTERNAL STAKEHOLDER CONSULTATION OVERVIEW

The first phase of consultation started with key internal stakeholders meetings on set days. The intent of the meetings was a visioning exercise to discuss the issues identified in the current Planning Scheme and develop aims and objectives for the NEPMP (taking into account the recommendations of the GHD Parkhurst and Yeppoon Road Structure Plan and other related planning reviews).

The aim for the internal meetings was to ensure that all key stakeholders understood where the project was at today and that they could positively contribute to what its physical form may look like tomorrow. This step was a rigorous “testing” period.

WCG considered this phase of the project to be integral to the proposed NEPMP to assist in the gap analysis identified in the previous stage and identify a way forward by firstly identifying all key internal stakeholder issues and secondly, aiming to address all issues raised by key internal stakeholders as part of the finalisation to the NEPMP.

The key components of the key internal stakeholder meetings included:

- A “one-on-one discussion” to highlight the key issues affecting the Northeast Parkhurst, the principles of creating better places and how they may relate to the Northeast Parkhurst through a discussion of the Planning Scheme and NEPMP in accordance with the recommendations of the GHD Parkhurst and Yeppoon Road Structure Plan and other related planning reviews;
- A “one-on-one brainstorming” session identifying the current and proposed uses within the NEPMP area, existing and proposed development on the land and any valuable features on the land – that may have been missed as part of the Draft NEPMP, GHD Parkhurst and Yeppoon Road Structure Plan and other related planning reviews; and

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- A “closing one-on-one discussion” to establish a clear understanding of preferred ideas and issue resolution for the NEPMP so that it can be finalised in a collaborative and integrated fashion.

Throughout the meetings, key internal stakeholders were encouraged to provide feedback via email on the proposed Draft NEPMP. The feedback provided by the key internal stakeholders helped form the Draft NEPMP that was publicly exhibited to the local community.

2.6 PUBLIC EXHIBITION OVERVIEW

The phase of consultation involved the public exhibition of the key features of the Draft NEPMP. Some of the key stakeholders involved in this stage of the project included:

- Rockhampton Regional Council Planning Officers and Councillors;
- Landowners;
- Residents; and
- Developers.

The consultative steps undertaken as part of the public exhibition by WCG (Andrew Crawford – Director and Rachael Harmston – Senior Associate) and Rockhampton Regional Council's Planning Officers (Louis Fouche – Planning Manager and Emille van Heyningen – Senior Planning Officer) held at Heritage Village on Saturday 16th May 2009 were as follows:

2.3.1 INFORM

Information was the first step of the public exhibition process and this was a one-way process. This information prepared was aimed at informing the local community of the public exhibition and included:

- Information on the website;
- A newspaper article;
- Letters to all landowners / residents within the NEPMP 'Area 1'; and
- An explanatory flyer detailing where the NEPMP process is at today and what tasks have been undertaken to get to the public exhibition stage.

The letter sent to all residents within the Northeast Parkhurst community was undertaken by Rockhampton Regional Council. Details of all key stakeholders with an interest in the proposed NEPMP were given to WCG by Council. A list of all residents invited to the public exhibition is contained in **Appendix A** of this report.

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2.3.2 CONSULT

The second step of the process was two way communication between Council's Planning Officers / Councillors / WCG's Planners and the public exhibition attendees. On the day, adequate resources and information (i.e. maps, current and previous studies) were provided to explain the process to date, the key features of the Draft NEPMP and the likely way forward. Good internal resources and support from project team members (such as copies of meeting minutes, involvement in project team meetings, availability of maps and sketches as well as current reports and studies) ensured communication was prepared based on the best available information.

This phase helped stakeholders and the local community gain understanding and acceptance of the project, as well as building relationships with Council's Planning Officers and Councillors.

Project team members were available for in person consultation throughout the public exhibition.

Throughout the day, key stakeholders were encouraged to provide feedback on the proposed Draft NEPMP, on forms available with a series of questions aimed at 'helping to shape the future of Northeast Parkhurst. Findings from these forms are discussed in more detail in Section 3 of this report.

Throughout the process, consultation team members were empathetic and alert to issues and sensitivities and managed expectations.

2.3.3 ADDRESS

Throughout the public exhibition, key stakeholders were encouraged to provide feedback on the proposed Draft NEPMP on forms available with a series of questions aimed at 'helping to shape the future of Northeast Parkhurst.

This step of the process involved the collation of key stakeholder ideas, issues and opportunities identified through consultation.

WCG considered this phase of the project to be critical by analysing the input / views from a wide range of stakeholder to ensure they are considered in the decision making process.

2.3.4 REPORT BACK

As part of the public exhibition process, Council with the assistance of WCG will formally respond to all submissions via a letter. This letter will inform key stakeholders of how their views will be considered.

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This stage will form the basis for the next stage, this being the implementation and finalisation of the NEPMP and supporting documentation, including but not limited to Design Guidelines for the NEPMP area, in particular 'Area 1'.

The findings from this phase will assist in developing a consistent strategic planning strategy that is relevant and appropriate to the Rockhampton Regional Council Planning Scheme.

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3.0 COMMUNITY FEEDBACK

3.1 OVERVIEW

There were (8) submissions received in response to the Draft NEPMP as presented at the public exhibition at the Heritage Village on Saturday 16th May 2009. The submissions that were received on the feedback forms provided on the day are included in **Appendix B** of this report and the alternative submissions forwarded to Council are included in **Appendix C** of this report.

3.2 SUBMISSIONS ON FEEDBACK FORMS

The below points are a summary of the issues raised as part of the public exhibition facilitated by WCG at the Heritage Village on Saturday 16th May 2009.

A copy of these feedback forms is contained in **Appendix B** of this report.

GENERAL COMMENTS IN SUPPORT

1. Support that the Draft NEPMP considers the existing environment;
2. Support that the master planning process is considering the existing residents opinions and is not being dictated by developers;
3. Support of a shopping centre coming to the Northeast Parkhurst;
4. Support regarding the green space areas designated on the Draft NEPMP;
5. Support regarding the detail and thought that has gone into the Draft NEPMP; and
6. Pleased to see improvements to the eastern side of Norman Road.

ISSUES / CONCERNS

1. Limestone Creek is a picturesque waterway and future works should consider the provision of visitor walkways, bikeways and fauna corridors from the Bruce Highway to the end of Boundary Road;
2. Area focused on as part of the master planning process (i.e. 'Area 1') should have been a much greater area;
3. A feeder road should be introduced to connect Olive Estate, Rockyview Park and Paramount Park to 'Area 1' (i.e. the area of focus for this master planning process);
4. The above feeder road would be better aligned to Boundary Road and not McMillan Avenue as this could then be connected up to Yeppoon Road (i.e. the existing road corridor);
5. Concerns as to whether the infrastructure required for the growth of the Northeast Parkhurst is to be constructed by Council or the developer (i.e. sewer, water, road network);

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6. Concern that the shopping centre will introduce additional cars to Northeast Parkhurst and that suitable provision is made for these additional cars with regard to car parking and overflow of car parking onto the local streets;
7. Concern by the loss of bushland;
8. Increased management of stormwater required in the short term. As stormwater currently crosses Norman Road and then flows into Weatherall Street, there is a build up of water and the current drains do not have capacity to deal with this build up. As such, there are certain properties that are affected and are in constant danger of being flooded when it rains.

The below table identifies the way forward in response to the concerns raised on the feedback forms.

TABLE 1 – WAY FORWARD FOR ISSUES / AREAS OF CONCERN

WAY FORWARD	PROPOSED TIMING
<p>1.</p> <p>As part of the master planning process, a Development Code for NEPMP 'Area 1' is currently being prepared to guide future development to ensure that land immediately adjacent to Limestone Creek is protected and where possible enhanced.</p> <p>For example, development will not be permitted in the Open Space Precinct, in particular the Sub-Precinct 3(a) - Natural Environment. The level of assessment table for this sub-precinct will only allow development that is for the provision of visitor walkways, bikeways and fauna corridors (i.e. from the Bruce Highway to the end of Boundary Road).</p>	<p>Short Term</p>
<p>2.</p> <p>As part of the GHD Planning Study for Parkhurst and Yeppoon Road Corridor (2007) and the subsequent Structure Plan for the Parkhurst and Yeppoon Road Corridor (2007), it was identified that only part of the Northeast Parkhurst area was required for the expected growth up until 2015.</p> <p>As such, the study area was divided into (2) areas – 'Area 1' and 'Area 2'. Development of land in 'Area 2' is not being undertaken as part of this master planning process and is likely to take place post 2015 (i.e once the development of 'Area 1' has been undertaken).</p>	<p>Long Term</p>
<p>3.</p> <p>Works to be undertaken outside of 'Area 1' (i.e. 'Area 2') will be subject to further investigation and community consultation as part of the master planning process for Northeast Parkhurst ('Area 2'). When the master planning process for 'Area</p>	<p>Long Term</p>

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WAY FORWARD	PROPOSED TIMING
<p>2' is being undertaken, there may be an option to introduce a feeder road to connect Olive Estate, Rockyview Park and Paramount Park to 'Area 1'. As identified in the Structure Plan for the Parkhurst and Yeppoon Road Corridor (GHD, 2007), development of land in 'Area 2' is not being undertaken until post 2015.</p>	
<p>4.</p> <p>The GHD Planning Study for the Parkhurst and Yeppoon Road Corridor (2007) included an overview of the traffic and transport provisions for the region. This was then reflected in and built upon as part of the Structure Plan developed by GHD in December 2007. Subsequent to the development of the Structure Plan for the Parkhurst and Yeppoon Road Corridor (GHD, 2007), a Traffic Study was undertaken by ARUP (2008) on behalf of Rockhampton Regional Council. This Traffic Study looked at the road network needs for the entire Rockhampton Region in the future. The findings of this Traffic Study (ARUP, 2008) were adopted by Council in September 2008 as a planning guideline to inform the assessment of development applications until such time as the findings of the study are incorporated into the City Plan through the Priority Infrastructure Planning Process.</p> <p>The principle difference between the “pre” and “post” 2020 periods in the Structure Plan for the Parkhurst and Yeppoon Road Corridor (GHD, 2007) lies in the development of a “post 2020” north-south Urban Arterial that effectively joins Norman Road from the south of Limestone Creek to a McMillan Avenue to the north. This urban arterial level road effectively forms the eastern boundary of the subject land and would provide an important future north-south role as 'Areas 1 and 2' develop in the future. This urban arterial level road would provide a reasonable alternative to the Bruce Highway for north-south access. The Traffic Study undertaken by ARUP (2008) confirms that this significant north south route would not be warranted until well into the future (nominally 2016-2021). It is likely that further advancement of the development of 'Area 2' would be required to develop this need. In the interim, access to the Bruce Highway would need to be addressed.</p>	Long Term
<p>5.</p> <p>The infrastructure required for the growth of Northeast Parkhurst will be constructed by Council with significant monetary contributions (in the form of infrastructure charges) made payable by the developer (i.e. sewer, water, road network). This is how development currently occurs within the Council.</p>	Intermediate Term

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WAY FORWARD	PROPOSED TIMING
<p>6.</p> <p>The Shopping Centre to be constructed along Boundary Road is a development that had already been approved prior to the master planning process for Northeast Parkhurst ('Area 1') being undertaken. As the approval for the shopping centre has been issued, Council would have raised any issues relating to car parking demand and any overflow as part of the IDAS approval process. For an application to be approved, it must generally comply with all of the planning provisions set out in the Rockhampton Regional Council Planning Scheme, in particular the provisions regarding traffic, car parking, amenity and noise.</p> <p>In addition, as part of the approval process, Council would have required that the developer undertake the public notification process in accordance with the <i>Integrated Planning Act 1997</i> and the Integrated Development Assessment System (IDAS). As such, any concerns that the shopping centre would introduce additional cars to the area and that suitable provision is made for these additional cars with regard to car parking and overflow of car parking onto the local streets should have been raised as part of the public notification process.</p>	<p>Short Term</p>
<p>7.</p> <p>The NEPMP has identified a significant amount of land surrounding Limestone Creek to be retained as part of the development of Northeast Parkhurst ('Area 1'). As can be seen on the NEPMP, this land is identified in Precinct 3(a) – Natural Environment. As detailed in the NEPMP Report, land identified within Precinct 3(a) – Natural Environment will contribute to the scenic, landscape and open space character of the city of Rockhampton and immediate area of Northeast Parkhurst. Existing vegetation will be retained where possible and will contribute to the dense screening of residential uses.</p> <p>The intent of the Natural Environment Sub-Precinct 3(a) is to protect and where possible, enhance the key areas of native vegetation, existing habitats and water quality whilst culminating in aesthetic and recreational benefits to prospective residents and the community as a whole. The Natural Environment Sub-Precinct 3(a) makes a significant contribution to the local character and overall visual amenity of the Northeast Parkhurst 'Area 1' by retaining and where possible enhancing the usability of the existing vegetation within the area. As such, it is considered that existing bushland will be retained where adjoining Limestone Creek.</p>	<p>Short Term</p>

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WAY FORWARD	PROPOSED TIMING
<p>8.</p> <p>The WSUD Sub-Precinct 3(b) has identified significant areas of land that are imperative to the management and treatment of stormwater within the NEPMP 'Area 1'. Development within the WSUD Sub-Precinct 3(b) will need to explore WSUD principles, in particular grassed swales to offer an alternative to the traditional conveyance approach to stormwater management.</p> <p>Through the implementation of the above WSUD principles into the development of 'Area 1', increased management of stormwater within the area so the properties to be affected will be minimised.</p>	<p>Short Term</p>

Note: For the purpose of the above recommendations, the 'proposed timing' timeframes are generally as follows:

Short Term – (1) – (5) years i.e. will be addressed as part of the NEPMP ('Area 1') master planning process.

Intermediate Term – (5) – (10) years

Long Term – (10)+ years i.e. will be addressed as part of the NEPMP process i.e. will be addressed as part of the NEPMP ('Area 2') master planning process.

3.3 SUBMISSIONS VIA EMAIL

The below points are a summary of the issues raised in response to the public exhibition facilitated by WCG at the Heritage Village on Saturday 16th May 2009. Contained in **Appendix C** of this report is a copy of these emails.

ISSUES / CONCERNS

1. Concern that the proposed roadway identifying a connection from Norman Road to McMillan Avenue on the Draft NEPMP is located on the submitters property and that they have not been consulted about this. This connection has been identified outside of 'Area 1'. 'Area 1' is 'bound by Olive Street to the north, MacMillan Ave in the east, Yaamba Rd in the west and Boundary Road to the south. There were (2) email submissions regarding this concern – refer to **Appendix C**.
2. Concern that the land identified on the Site Analysis Plan prepared by Wolter Consulting Group (sourced by the Parkhurst and Yeppoon Road Structure Plan and Planning Study that was undertaken by GHD, 2007) has identified land as an area of 'potential flooding' when there has been no recorded flooding during the Q100 flood event in 1991. The mapping is considered to be inaccurate and if it were to remain on the map it may result in the inability to develop on the land. The submitter is concerned that if this reference is not removed from the plan, it could significantly affect what can be done with the land now and in the future.
3. Concern that the proposed development within 'Area 1' and the proposed roadway connection from Norman Road to McMillan Avenue will require land resumption of the submitters property and that they have not been consulted about this – refer to **Appendix C**.

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4. There are concerns regarding the closure of Rachel Drive and Mason Avenue as it impacts the access to the existing homes and school site. With the closure of the road, there is concern that existing residents are going to have to drive around in circles to get to their homes and / or the school site – refer to Appendix B.
5. All footpaths that join Bean Avenue, Col Crescent and Viv Close should be closed off and this land should be made available to the existing residents.
6. Concern about the traffic generated from the new shopping centre development as the area already has problems with amenity caused by the tavern.
7. Concern that the existing caravan park will limit the growth of the area.
8. It was identified that there was a demand for some of the green space to be a fenced dog park, with provision for an obstacle course for the dogs.
9. Concern that Council have not considered the impact of the growth in the area on existing habitat i.e. kangaroos in the area.
10. It was identified that Council should provide a footpath between the tavern and the university as at present it is extremely dangerous to ride a bike along there with all the trucks.

The below table identifies the way forward in response to the concerns raised on the feedback form.

TABLE 2 – WAY FORWARD FOR ISSUES / AREAS OF CONCERN

WAY FORWARD	PROPOSED TIMING
<p>1.</p> <p>Any proposed works outside of 'Area 1' will not be undertaken as part of this master planning process. Development of land in 'Area 2' is not being undertaken as part of this master planning process and is likely to take place post 2015 i.e. once 'Area 1' has been developed. As such, the master planning for 'Area 2' (which may affect the submitters property) will be undertaken at a later stage and will include a public consultation process.</p> <p>In response to the concerns raised, the Northeast Parkhurst Master Plan has been notated to state that <i>'any work identified outside of 'Area 1' is indicative only and will be subject to further investigation and community consultation as part of the master planning process for Northeast Parkhurst ('Area 2')'</i>. However, it must be noted that the master plan process intends to reinforce the findings from the detailed analysis already undertaken within Northeast Parkhurst. As part of the detailed analysis already undertaken, it was identified in the Traffic Study undertaken by ARUP (2008) that land will be required in order to facilitate the development of the north-south Urban Arterial that effectively joins Norman Road from the south of Limestone Creek to a McMillan Avenue to the north. Details of the land to be resumed to accommodate this will</p>	<p>Long Term</p>

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WAY FORWARD	PROPOSED TIMING
<p>occur as part of the master planning process for 'Area 2'.</p> <p>The inclusion of any future NEPMP into the Rockhampton Planning Scheme will need to be undertaken in accordance with the provisions of the <i>Integrated Planning Act (IPA)</i>, 1997. IPA makes provision for formal public submissions in these processes, particularly Schedule1 and Schedule1 A of the IPA. All amendments are required to undergo a formal submission process and are subject to third party appeal rights. As such, you will be consulted through each step of the process once the master planning process for 'Area 2' is to commence.</p>	
<p>2.</p> <p>Any proposed works outside of 'Area 1' will not be undertaken as part of this master planning process. Development of land in 'Area 2' is not being undertaken as part of this master planning process and is likely to take place post 2015 i.e. once 'Area 1' has been developed. As such, the master planning for 'Area 2' will be undertaken at a later stage and will include a public consultation process.</p> <p>In response to the concern raised, the land identified as having a 'high flood hazard' identified on the Site Analysis Plan was sourced from the adopted Parkhurst and Yeppoon Road Structure Plan and Planning Study undertaken by GHD in 2007. However, it is noted that this map is for discussion purposes only and will not form a statutory document. As such, it has no bearing on the planning / development that can be undertaken on the site now or in the future.</p> <p>In response to the concerns raised, the Site Analysis Plan has been notated to state that <i>'any work identified outside of 'Area 1' is indicative only and will be subject to further investigation and community consultation as part of the master planning process for Northeast Parkhurst ('Area 2').</i></p>	Long Term
<p>3.</p> <p>The landowners to be affected by the land resumption will be consulted by Council at a later stage. The landowners to be affected by the land resumption will be consulted by Council at a later stage. However, as shown on the proposed NEPMP, the provision of the entire 20.0 metre resumption is to be from the properties to the west of McMillan Avenue due to the location of and cost to relocate the existing electricity transmission infrastructure located within the road reserve on the eastern side of McMillan Avenue (i.e. in the existing road</p>	Short Term

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WAY FORWARD	PROPOSED TIMING
<p>pavement). This decision has been made by Council as the western side of McMillan Avenue is entirely clear of such infrastructure and would be the most logical and cost-effective approach to the proposed road widening.</p> <p>In accordance with the <i>Acquisition of Land Act 1967</i>, the landowners to be affected by the resumption, after receiving a 'Notice of Intention to Resume' may object to the acquisition, setting out their grounds in writing. That person will have 30 days in which to object and may request a hearing by the Constructing Authority in support of their objection and may appear in person to explain more fully the grounds of the objection. After considering the objections, the Constructing Authority may:</p> <ul style="list-style-type: none"> - Amend the Notice of Intention to Resume; - Discontinue the action; and - Dismiss the objections. <p>The 'proposed' alignment of Norman Road to McMillan Avenue is in accordance with the findings of the Traffic Study that was undertaken by ARUP (2008) on behalf of the Rockhampton Regional Council. It was identified in this Traffic Study that the north-south Urban Arterial from Norman Road (from the south of Limestone Creek) to McMillan Avenue (to the north) would provide an important future north-south role as 'Areas 1 and 2' develop in the future. This urban arterial level road would provide a reasonable alternative to the Bruce Highway for north-south access.</p> <p>The alignment from Norman Road (from the south of Limestone Creek) to Norman Road (to the north) was not considered the most desirable route as the alternative north-south Urban Arterial would be too close the existing north-south Urban Arterial (i.e. Yaamba Road), it would not be located centrally to 'Area 1' and 'Area 2' and would result in a significant amount of vegetation being lost.</p> <p>It must also be noted that all statutory changes to the Rockhampton Planning Scheme will be undertaken in accordance with the provisions set out in the <i>Integrated Planning Act 1997</i> (IPA). As such, the inclusion of the Northeast Parkhurst Master Plan into the Rockhampton Planning Scheme will result in a formal public submission process. The public exhibition process undertaken as part of this Northeast Parkhurst master planning process was more of an informal information session to discuss the master planning currently occurring in</p>	

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WAY FORWARD	PROPOSED TIMING
the area.	
<p>4.</p> <p>The closure of Rachel Drive and Mason Avenue is in accordance with the Traffic Study undertaken by ARUP (2008) on behalf of Rockhampton Regional Council. This Traffic Study looked at the road network needs for the entire Rockhampton Region in the future. The findings of this Traffic Study (ARUP, 2008) were adopted by Council in September 2008 as a planning guideline to inform the assessment of development applications until such time as the findings of the study are incorporated into the City Plan through the Priority Infrastructure Planning Process.</p> <p>The school site in the future is to be relocated to the north of Olive Street i.e. in 'Area 2'.</p>	Short Term
<p>5.</p> <p>The existing footpaths that join Bean Avenue, Col Crescent and Viv Close are already within the existing approved subdivision. It is considered that the closure of these footpaths would limit the pedestrian safety, amenity and connectivity through the site. Although the area has numerous cul-de-sacs, these areas are for public use and as such, should remain so.</p> <p>Pedestrian connectivity has been a key consideration in the design and land use designation of the remainder of 'Area 1'.</p>	Short Term
<p>6.</p> <p>The Shopping Centre to be constructed along Boundary Road is a development that had already been approved prior to the master planning process for Northeast Parkhurst ('Area 1') being undertaken. As the approval for the shopping centre has been issued, Council would have raised any issues relating to car parking demand and any overflow as part of the IDAS approval process. For an application to be approved, it must generally comply with all of the planning provisions set out in the Rockhampton Regional Council Planning Scheme, in particular the provisions regarding traffic, car parking, amenity and noise.</p> <p>In addition, as part of the approval process, Council would have required that the developer undertake the public notification process in accordance with the <i>Integrated Planning Act 1997</i> and the Integrated Development Assessment System (IDAS). As such, any concerns that the shopping centre would introduce</p>	Short Term

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WAY FORWARD	PROPOSED TIMING
<p>additional cars to the area and that suitable provision is made for these additional cars with regard to car parking and overflow of car parking onto the local streets should have been raised as part of the public notification process.</p>	
<p>7. As can be seen on the NEPMP, the existing caravan park is proposed to be changed to a combination of Residential (Mixed) and Residential (Standard) development. As such, it is considered that this use will change in line with the growth to occur in the area.</p>	Short Term
<p>8. Land identified in the Open Space Precinct is predominantly for informal open air recreation and outdoor cultural and educational activities, and may provide opportunities for active uses including sports or other events on a casual basis. The details regarding the provision of a dog park will be determined at a later date. This request has been forwarded to Council's Sport and Recreation Officers for their consideration. The NEPMP process does not deal with these finer details as it primarily details with the land use intent of the area at a broader scale.</p>	Short Term
<p>9. The NEPMP has identified a significant amount of land surrounding Limestone Creek to be retained as part of the development of Northeast Parkhurst ('Area 1'). As can be seen on the NEPMP, this land is identified in Precinct 3(a) – Natural Environment. As detailed in the NEPMP Report, land identified within Precinct 3(a) – Natural Environment will contribute to the scenic, landscape and open space character of the city of Rockhampton and immediate area of Northeast Parkhurst. Existing vegetation will be retained where possible and will contribute to the dense screening of residential uses.</p> <p>The intent of the Natural Environment Sub-Precinct 3(a) is to protect and where possible, enhance the key areas of native vegetation, existing habitats and water quality whilst culminating in aesthetic and recreational benefits to prospective residents and the community as a whole. The Natural Environment Sub-Precinct 3(a) makes a significant contribution to the local character and overall visual amenity of the Northeast Parkhurst 'Area 1' by retaining and where possible enhancing the usability of the existing vegetation within the area. As such, it is considered that existing bushland will be retained where adjoining Limestone Creek.</p>	Short Term
<p>10.</p>	

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WAY FORWARD	PROPOSED TIMING
<p>Provision will be made for enhanced pedestrian / bicycle connectivity between the NEPMP 'Area 1' and surrounding land uses. As the university is outside of 'Area 1', the details relating to connectivity will be dealt with as part of the master planning for the NEPMP 'Area 2'. The master planning for 'Area 2' will be undertaken at a later stage and will include a public consultation process.</p> <p>Pedestrian connectivity has been a key consideration in the design and land use designation of the remainder of 'Area 1'. However, it must be noted that this consideration is being addressed by Council on a city wide basis.</p>	<p>Short / Medium Term</p>

Note: For the purpose of the above recommendations, the 'proposed timing' timeframes are generally as follows:

Short Term – (1) – (5) years i.e. will be addressed as part of the NEPMP ('Area 1') master planning process.

Intermediate Term – (5) – (10) years

Long Term – (10)+ years i.e. will be addressed as part of the NEPMP process i.e. will be addressed as part of the NEPMP ('Area 2') master planning process.

3.4 OVERALL STRATEGIES

A summary of some overall comments raised on the proposed amendments to the overall NEPMP 'Area 1' are as follows:

- The NEPMP for 'Area 1' considers the existing environment;
- The master planning process has considered the existing residents;
- Limestone Creek should be protected and upgraded through the provision of visitor walkways, bikeways and fauna corridors from the Bruce Highway to the end of Boundary Road;
- The NEPMP area should have been greater (i.e it should have looked beyond 'Area 1');
- The NEPMP for 'Area 1' has adequate provision of greenspace areas;
- Improvements are encouraged along the eastern side of Norman Road;
- Provision of a feeder road should be considered to connect Olive Estate, Rockyview Park and Paramount Park to 'Area 1' (i.e. the area of focus for this master planning process). This feeder road could be a better aligned to Boundary Road;
- Infrastructure costs and delivery (i.e. Developer vs Council);
- The NEPMP for 'Area 1' needs to further consider the loss of bushland;
- The increased management of stormwater within 'Area 1' is required in the short term. At present, there are properties that are affected and future development should aim to not only minimise the effect on the existing properties but aim to deal with the stormwater management of all of 'Area 1'.

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4.0 A WAY FORWARD

4.1 SUMMARY

As detailed throughout this Report, implementing the recommendations of the GHD Parkhurst and Yeppoon Road Structure Plan through the master planning process is appropriate and the preferred course of action. This allows Council and the community the opportunity to fine tune any detail in an open and transparent manner.

In summary, it has been identified that the proposed amendments have in part been reinforced by undertaking the public exhibition on Saturday 16th May 2009. A summary of the proposed amendments to the Draft NEPMP include, but are not limited to the following:

- A notation on the NEPMP stating that *'any work identified outside of 'Area 1' is indicative only and will be subject to further investigation and community consultation as part of the master planning process for Northeast Parkhurst ('Area 2')'*. At this master planning stage for 'Area 1', any suggestions on the draft Master Plan which fall outside of 'Area 1' indicate possible options only;
- A notation on the Site Analysis Plan stating that *'any work identified outside of 'Area 1' is indicative only and will be subject to further investigation and community consultation as part of the master planning process for Northeast Parkhurst ('Area 2')'*. As this map does not have any statutory significance, the designation of the land in the 'potential flooding area' will have no bearing on the planning that can be undertaken on the site now or in the future;
- Provision of preferred development scenarios in the NEPMP Development Code to ensure that Limestone Creek be protected. For example, development will not be permitted in Precinct 3 – Open Space Precinct, in particular the Sub-Precinct 3(a) - Natural Environment. The level of assessment table for Precinct 3 – Open Space Precinct, in particular the Sub-Precinct 3(a) - Natural Environment will only allow development that is for the provision of visitor walkways, bikeways and fauna corridors from the Bruce Highway to the end of Boundary Road;
- Inclusion of water sensitive urban design (WSUD) principles into the NEPMP Development Code. Development will not be permitted in Precinct 3 – Open Space Precinct, in particular the Sub-Precinct 3(b) - WSUD. The level of assessment table for Precinct 3 – Open Space Precinct, in particular the Sub-Precinct 3(b) - WSUD will only allow development that is for the provision of WSUD stormwater management that will minimise the extent of impervious surfaces and mitigate changes to the natural water balance, through on-site reuse of the water as well as through temporary storage. These techniques may include detention and retention basins to lower peak flows, and grassed swales and vegetation to facilitate water infiltration and pollutant filtration;
- Provision in the NEPMP Development Code to ensure that developers contribute to the provision of infrastructure provision; and

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- Council directly consult the affected landowners with regard to the land resumption requirements.

4.2 FUTURE ACTIONS

The current actions currently being undertaken by WCG are as follows:

4.2.1 STAGE 5 – IMPLEMENTATION

As part of this stage, we are currently road testing the amendments to the Rockhampton Regional Council Planning Scheme using development scenarios to critically evaluate the NEPMP and associated guidelines efficiency from a range of issues:

- Review the development scenarios;
- Run each scenario through the Planning Scheme, reporting on each case individually. This step will be undertaken in the context of preparing, managing and assessing a development application based on the scenario provided by Rockhampton Regional Council, including:
 - Identifying the relevant definition, including whether there are any potential ambiguities or overlaps;
 - Identifying the applicable level of assessment;
 - Identifying the applicable assessment provisions, with consideration to such issues as the extent of relevant requirements and their potential impact on outcomes, the ease of identifying the relevant requirements, the way in which to report against the relevant criteria when preparing a development application or assessing the development application and the relationships between performance outcomes and probable solutions;
 - Consideration of the extent to which the relevant assessment provisions would assist in making a recommendation and decision on the development application, in the scenario of both approval and refusal; and
 - Consideration of the extent to which the Structure Plans and Overlay Maps would guide the consideration of future changes to an approval for the particular scenario.

Deliverable:

Any findings from this stage will be addressed in the following stage.

4.2.2 STAGE 6 – FINALISATION OF PARKHURST NORTH MASTER PLAN

Any amendments to draft NEPMP are being updated in accordance with findings from the previous stages, in particular the public exhibition and the feedback from key stakeholders. It is envisaged that the finalised NEPMP and supporting documentation will provide a clear understanding of:

- The desired land uses for the land;
- Zoning;

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- A set of desired environmental outcomes (DEO's);
- Measures for achievement of the DEO's; and
- A framework to coordinate and manage development of land within the Northeast Parkhurst 'Area 1'.

Deliverable:

This stage will result in the presentation of the Final NEPMP Report and supporting documentation.

Note: At the conclusion of the project, a final meeting will be held with the steering committee to handover the final report.

Final details of the handover process will be determined during the contract negotiation stage.

All reports and project documentation will be provided in both hard and electronic form for Rockhampton Regional Council and the Project Steering Committee.

All project outputs will be completed by the end of June 2009.

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REFERENCES

Planning Study for Parkhurst and Yeppoon Road Corridor, GHD 2007

Structure Plan for Parkhurst and Yeppoon Road Corridor, GHD 2007

Rockhampton Traffic Study, ARUP 2008

Flood Study, GHD 2007

Native Title and Cultural Heritage, Redland City Council

Water Demand Management Plan, Fitzroy River Water

Water Source Management Plan, Fitzroy River Water

Drinking Water Quality Management Plan, Fitzroy River Water

Draft Priority Infrastructure Plans (PIPs), Redland City Council / Fitzroy River Water

Contour and Aerial Data, Redland City Council, 2004



APPENDIX A

LAND OWNERS IDENTIFIED IN NORTHEAST PARKHURST 'AREA 1'





APPENDIX B

COMPLETED FEEDBACK FORMS FROM PUBLIC EXHIBITION





APPENDIX C

WRITTEN SUBMISSIONS FORWARDED TO ROCKHAMPTON REGIONAL
COUNCIL FROM PUBLIC EXHIBITION

