

**PLANNING & ENVIRONMENT COMMITTEE****12 MAY 2010****1****MOUNT PETER STRUCTURE PLAN**

Sandra Burke: 8/26/22-05: #2551013v1

**RECOMMENDATION:**

**That Council endorses Part 1 - Amendments to CairnsPlan – May 2010 of the Mount Peter Structure Plan for the purpose of seeking agreement from the coordinating agency in accordance with Schedule 1A of the *Integrated Planning Act 1997*.**

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**INTRODUCTION:**

The Mount Peter area has been identified as the major urban growth area in the Cairns region. Mount Peter is part of the Southern Growth Corridor and was declared as a Master Planned Area (MPA) under the *Integrated Planning Act 1997* (IPA) in May 2008. It is expected to provide for an ultimate population of over 40,000 people.

Milestones #5 and #6 of the Mount Peter project, which involved the preparation of the Structure Plan & associated outputs and integration with CairnsPlan, Priority Infrastructure Plan (PIP) / Infrastructure Charges Schedule (ICS), is now complete and available for Council to endorse, to move forward to the coordinating agency for their agreement prior to the first state interest check in accordance with the requirements of the *Integrated Planning Act 1997*. The coordinating agency is the Department of Infrastructure and Planning.

**BACKGROUND:**

In November 2006 the then Cairns City Council resolved to undertake the master planning for the Cairns Southern Corridor (former name for the Mount Peter Master Planned Area), including the establishment of the Master Planning Taskforce.

On 9 May 2008, the Deputy Premier and Minister for Planning formally declared Mount Peter a Master Planned Area in accordance with section 2.5B.3 of the *Integrated Planning Act 1997* (IPA). This action required the Council to prepare a Structure Plan for the Mount Peter Master Planned Area in accordance with Schedule 1A of IPA.

The Far North Queensland Regional Plan and CairnsPlan identify Mount Peter, as the priority urban growth corridor for Cairns. The Mount Peter Master Planned Area (MPA) is expected to accommodate a population of over 40,000 people by 2037.

Mount Peter is a major 'greenfield' site and is an ideal setting for the implementation of best practice urban and infrastructure planning, place making concepts and good urban design.

The finalised Structure Plan for the Mount Peter Master Planned Area is due for completion in March 2011 (adoption by Council). Large scale physical development of the area is expected to commence after that and continue for at least the next 20-30 years.

It is important that the timing and release of land as well as the provision of infrastructure in the corridor is well managed (as a matter of high priority) to achieve the desired development outcomes for the area and deliver co-ordinated development. This therefore required the development of the statutory requirements of a Structure Plan as well as supporting information including, but not limited to, land use integrated with infrastructure planning, environmental, economic & employment, community development, sport & recreation development for the Mount Peter Master Planned Area.

The first major step for the Mount Peter Project was the development of the Vision and desired outcomes over a 30 year timeframe. A Vision workshop was held in September 2007 and was attended by a wide range of stakeholders - Council officers and elected members, State Government Agency representatives, landowners, community groups and individuals. This resulted in a comprehensive Vision containing six (6) key themes and aspirational outcomes to guide planning for Mount Peter. The Vision was utilised consistently during the planning process to test and guide the components of the Structure Plan.

Council awarded a contract for the development of the Mount Peter Structure Plan to Cardno Pty Ltd on 26 June 2008 following an expression of interest and tender process.

The timeframe and milestones for the Mount Peter Project are included in Attachment 1.

### **COMMENT:**

#### **Structure Plan Documentation**

The Mount Peter Structure Plan consists of a Summary Report and five (5) Parts:-

- Summary Report – serves as a comprehensive overview of the Structure Plan Parts 1 to 5, includes an overview of the Vision for Mount Peter and how this has been addressed; and
- Part 1 – Amendments to CairnsPlan - outlines the statutory amendments to CairnsPlan that gives the Mount Peter Structure Plan effect. The Amendment will be submitted to the Department of Infrastructure and Planning for the purposes of the first State interest check and ultimate approval by the Minister for Planning; and
- Part 2 – Planning Scheme Policy - outlines the statutory policy (to be adopted by Council) to provide guidance on the delivery of desired development outcomes and the preparation of Master Plans; and

- Part 3 – Implementation Plan - assists Council and development proponents to understand the likely staging of key development outcomes particularly with respect to placemaking objectives; and
- Part 4 – Trunk Infrastructure Report - summarises the critical trunk infrastructure issues and growth assumptions, and includes information on the Priority Infrastructure Plan (PIP)/ Infrastructure Charges Schedule (ICS) components; and
- Part 5 – Technical Reports - technical information that provide supporting analysis on key issues affecting the development of the Mount Peter Structure Plan and future Master Plans.

Parts 1 and 2 are the statutory components of the Structure Plan as required under the Mount Peter Master Planned Area Declaration 2008, *Integrated Planning Act 1997*, and Cairns Regional Council

Parts 3 to 5 are the supporting information to the statutory components (Parts 1 and 2) and provide background, technical and implementation information.

Currently, the CairnsPlan includes the majority of the Mount Peter MPA in the Rural Lands District. A small portion is also located within the White Rock-Edmonton District. The Rural Lands district is predominantly classified as Rural 1 Planning Area, however the Mount Peter MPA site is classified as Rural 2 Planning Area, identifying the area as a future urban designation.

Part 1 - Amendments to CairnsPlan, once completed (adopted by Council) in March 2011, will ultimately change the Planning Area designation for Mount Peter to Future Urban.

CairnsPlan sets out Council's planning intentions for the City for the next 10-15 years, except in the case of nominated Structure Plan Areas where a longer planning horizon may apply.

Part 1 – Amendments to CairnsPlan of the Mount Peter Structure Plan, when incorporated in to CairnsPlan, will give effect to the FNQ Regional Plan by:

- providing for the development of Mount Peter to accommodate the majority of the region's new urban growth to 2031 and beyond; and
- incorporating the principles and policies of the FNQ Regional Plan 2009-2031 relevant to the development of Mount Peter.

Part 1 - Amendments to CairnsPlan will also provide for the preparation of Master Plans in areas within the Mount Peter MPA. Master Plans provide a more detailed level of planning within the Mount Peter MPA and give effect to the Structure Plan.

## **Statutory Amendments – Part 1 - Amendment to CairnsPlan**

The Mount Peter Structure Plan comprises the following elements to be incorporated within the CairnsPlan:

- A description of the elements comprising the Mount Peter Structure Plan;
- A strategic framework including desired environmental outcomes for the Structure Plan Area (ie Mount Peter MPA) (incorporated in Chapter 2 of CairnsPlan);
- Identification of the Structure Plan Area (ie Mount Peter MPA) as a District and the inclusion of all land not currently developed within the Structure Plan Area in the Future Urban Planning Area (incorporated in Chapter 3 of CairnsPlan);
- Identification of the level of assessment applicable to development in the Structure Plan Area (ie Mount Peter MPA) (incorporated in Chapter 3 of CairnsPlan);
- A Mount Peter Structure Plan Area Code (incorporated in Chapter 4 of CairnsPlan) applicable to the assessment of Master Plans and general development. The Mount Peter Structure Plan Area Code sets out the locality specific requirements for Master Plans and development which are intended to override, to the extent of any inconsistency, provisions contained in any other planning scheme codes. The code provides an integrated land use and infrastructure planning framework for the Mount Peter MPA; guides the master planning process; and facilitates the achievement of the desired development outcomes for each element and precinct of the Mount Peter MPA;
- Definitions necessary to interpret terms used in the Mount Peter Structure Plan (incorporated in Chapter 5 of CairnsPlan);
- A master planning process for land included in the Structure Plan Area (ie Mount Peter MPA) (incorporated in Chapter 6 of CairnsPlan) including details about:-
  - (i) when a Master Plan application is required;
  - (ii) the information to be provided in conjunction with a Master Plan application;
  - (iii) the nominated role of State agencies in the assessment of Master Plan applications; and
  - (iv) the circumstances under which a Master Plan can change the level of assessment for development;.
- Mount Peter Structure Plan Overlays which identify in a spatial context the outcomes intended for the Mount Peter MPA, similar to the Overlays in CairnsPlan.

## **Supporting Information - Part 2 - Planning Scheme Policy**

The Mount Peter Planning Scheme Policy complements the other provisions of the Mount Peter Structure Plan incorporated within CairnsPlan and provides supplementary guidance about achievement of the desired development outcomes for the Mount Peter MPA and the preparation of Master Plans.

In summary, the Mount Peter Planning Scheme Policy provides:

- guidance on the preparation of Master Plans; the Policy provides direction for the future development of master plans that have the ability to respond to market conditions over time, eg housing typologies.
- information that Council may request in the assessment of a Master Plan or development application;
- guidance on how particular performance criteria included in the Mount Peter Structure Plan Area Code may be satisfied; and
- specific objectives for each element.

### **Supporting Information – Part 3 – Implementation Plan**

The Implementation Plan has been developed to assist Council in highlighting and delivering key outcomes for the Mount Peter MPA. The document is not intended to address issues that would be managed as due process, but those elements that will assist in the place making process.

The Implementation Plan is a time based process that includes five (5) year development phases. It includes three sections that provide the strategies to deliver the outcomes.

- General Description - to provide a snapshot of the type of activity that is occurring during these development phases, based on project population targets, staging and employment opportunities.
- Catalyst and Response – Several key catalysts are required to deliver product on the ground and/or to achieve new aspirational targets that maybe outside current best practice.
- Theme / Action / Responsibility - outlines key initiatives as contained within the Mount Peter Structure Plan Area Code and/or the Planning Scheme Policy and may also be related to the Priority Infrastructure Plan (PIP) and Infrastructure Charges Schedule (ICS). It is intended that the document will provide guidance in relation to capital spending, resource allocation and expectations.

### **Supporting Information – Part 4 - Trunk infrastructure Report**

The Trunk Infrastructure Report summarises the critical trunk infrastructure issues and provides growth and related development entitlements to support the Mount Peter Structure Plan. The primary objective of the report is to highlight trunk infrastructure requirements to support the phases of development within the 0-5yr, 6-10yr and +10yr to the ultimate scenario at 25 years.

The Trunk Infrastructure Report contains details of the Mount Peter PIP/ICS components which will then adjoin to the Council's Cairns PIP/ICS. The Mount Peter PIP/ICS components have been structured to apportion all Mount Peter trunk infrastructure costs to the residents/businesses of Mount Peter i.e. the principle of "user pays". This is consistent with Cairns PIP/ICS, State guidance and the approach applied in other major greenfield sites in Queensland.

The Trunk Infrastructure Report includes an assessment of the Local Function charge for State controlled roads (applicable to the Bruce Highway) incorporated into the Mount Peter PIP/ICS, as required under statutory guidelines. This applies the same charging methodology used for local trunk roads with an adjustment for the amount of road capacity consumed by local traffic movements from Mount Peter.

The following table summarises the costs and charges associated with trunk infrastructure.

	<b>TOTAL</b>	<b>Charge / EDU</b>
ROADS	\$ 350.0 m	\$14,033
COMMUNITY FACILITIES	\$ 17.5 m	\$949
PARKS AND OPEN SPACE	\$ 123.6 m	\$6,689
POTABLE WATER SUPPLY	\$ 39.7 m	\$2,070
RECYCLED WATER	\$ 72.5 m	\$3,307
WASTE WATER	\$ 124.0 m	\$6,462
<b>TOTAL</b>	<b>\$ 727.5 m</b>	

	<b>TOTAL</b>	<b>Charge / Hectare</b>
STORMWATER	\$ 56.7 m	\$44,329

	<b>TOTAL</b>	<b>Charge / EDU</b>
LOCAL FUNCTION CHARGE for STATE CONTROLLED ROADS	\$ 42.6 m	\$1,145

The above charges are subject to further refinement through preparation and review of the Cairns PIP and ICS.

It is not intended to commence any statutory process for Mount Peter trunk infrastructure plans and charges, until such time that the Cairns PIP and ICS are finalised and Council adopts the proposed Part 1 - Amendments to CairnsPlan and Part 2 – Planning Scheme Policy. This report is only proposing that Council note Mount Peter trunk infrastructure plans and charges at this stage.

### **Supporting Information – Part 5 Technical Reports**

The Technical Reports provide background information, technical analysis and recommended actions to address key issues affecting the development of Mount Peter and provide guidance for the development of statutory and non-statutory planning documentation.

The Technical Reports prepared are as follows:

- Community Facilities, Human Services & Community Development
- Cultural Heritage Technical Report
- Economic Development and Employment Technical Report
- Environmental Constraints and Opportunities Technical Report
- Housing Technical Report
- Place Making Technical Report
- Other Physical Infrastructure Technical Report
- Sport and Recreation Technical Report
- Stormwater Technical Report
- Transport, Mobility & Access Technical Report
- Tropical Urbanism: A Design Approach
- Water Supply, Sewerage and Recycled Water Technical Report

### **Key Features of the Mount Peter Structure Plan**

- Provision for an approximate population of 42,500 (by around 2037)
- Two major district centres – Coopers Road (in the north) and Maitland Road (in the south) – that will include a range of retail, commercial and higher density residential uses
- Four mixed use centres that will contain local level, ‘main street’ type retail such as cafes and restaurants as well as housing
- A number of local centres that will provide focal points and gathering place for local communities. Local centres will be based more on community facilities rather than retail
- Planning of centres and neighbourhoods based on walking distances so most people can walk to schools, shops, parks, etc and not be required to use a car for everyday activities
- An urban form that supports public transport through locating higher density development (typically 4-6 storeys) with high quality pedestrian and bicycle links around defined centres and transport stops
- A range of employment opportunities including a variety of jobs within centres and a major business/technology park to the east of the Bruce Highway
- Higher density housing forms located closer to centres and public transport with densities decreasing further from the defined centres
- A range of lot sizes and housing types to meet diverse needs providing for different stages of life and various levels of affordability
- A busway positioned within the median of the sub-arterial road network that provides a direct connection to Cairns and will act as a catalyst for the development of centres

- A network of roads, bridges, water, wastewater and stormwater infrastructure staged over time to support population growth
- Community facilities including schools, libraries, community centres, and cultural facilities that provide places for programs, activities and services to address the needs of the Mount Peter population
- An extensive and connected system of open space that protects significant natural areas, helps to create distinct villages and provides opportunities for recreation and leisure
- Safeguarding the unique qualities of the environment, scenic amenity and cultural history of the area
- Water sensitive urban design incorporated at lot, street, neighbourhood and precinct levels that treats stormwater runoff prior to its entry into local waterways
- Tropical design that responds to the local climatic conditions and reinforces Mount Peter as a uniquely Cairns place.

### **Landowners Consent General Policy - Master Plan Unit Applications**

A major issue associated with the Master Plan Unit applications required for the Mount Peter Structure Plan Area is the requirement for Applicants to obtain landowners consent. Given the number of properties and diversity of ownership within the Master Plan Unit areas, it is anticipated there may be situations whereby Applicants are unable to garner all consent required.

Section 2.5B.22 of the repealed *Integrated Planning Act 1997* provides that:

*(1) The master plan application must -*

- (a) be written; and*
- (b) if the application is made other than by the owner of the land in the master planning unit for the proposed master plan - contain, or be supported by, the owner's written consent to the making of the application; and*

*(2) The application is a properly made master plan application only if -*

- (a) it complies with subsection (1); or*
- (b) the local government receives and, after considering any noncompliance with subsection (1), accepts the application.*

Having regard to this provision, Officers have sought advice from the Department as to how landowners consent on a Master Plan Unit application may be addressed, and been advised that:

*"The Department has received section 2.5B.22(2) of the IPA and confirms that a local government can accept an application for a Master Plan that does not comply with section 2.5B.22(1) provided the local government considers the non-compliance and decides to accept the application despite the non-compliance.*

*If the local government accepts the application, it is taken to be properly made.*

*This section is drafted differently to the provisions relating to development applications, which specifically prevent an assessment manager from accepting an application that does not include owner's consent."*

In light of the above, and having regard to the manner in which other local authorities (namely Ipswich City Council in the Ripley Valley situation) have addressed this issue, it is recommended that Council prepare and implement a General Policy to clearly articulate the requirements for its acceptance of Master Plan Unit applications that do not contain all landowners consent. This Policy should also outline consultation that must be undertaken by Applicants to attempt to not only secure landowners consent, but also inform and include landowners potentially affected by the subject application, in the event that it is approved.

Whilst the Policy is still being formulated, it is anticipated that it will include requirements such as:

- Prior to lodgement of any Master Plan Unit application (for which landowners consent for all titles has not been obtained, or is anticipated not to be readily obtainable), proponents must undertake community consultation and engagement in accordance with the Policy. Outcomes of that consultation and engagement are to be confirmed within a Consultation Outcomes Report to be submitted with the Application;
- Consultation prior to lodgement of a Master Plan Unit Application must, at a minimum, include:
  - a. Placement of a public notice in the 'Public Notices' section of the Cairns Post at least thirty business days prior to the anticipated application lodgement date (public notice requirements will be specified within the Policy);
  - b. Placement of a Public Information Sign on each road frontage for the Master Plan Unit Area providing detail regarding the intent to lodge the Master Plan Unit Application, and confirming an opportunity to view the proposed Application and provide comment regarding same. The sign will confirm the consultation period of at least thirty business days;

- c. Submission of a 'draft' Master Plan Unit Application, including supporting information and plans, with the Cairns Regional Council, enabling Council to make copies of the proposed Application available for public inspection, purchase of copies and comment;
- d. Undertaking community consultation activities, which may include mailouts to affected landowners within the Master Plan Unit area, drop in sessions at which information may be provided and feedback received and recorded, and / or formal meetings with affected landowners;
- e. Following conclusion of the Consultation Period, Council will make any submissions received to the Applicant for use in preparation of the Consultation Outcomes Report. Council will retain copies for its records.

### **CONSIDERATIONS:**

#### Corporate and Operational Plans:

The preparation of the Structure Plan and other Outputs for the Mount Peter Master Planned Area contributes to the advancement of all the objectives of the Corporate Plan.

#### Statutory:

The principles and processes contained in the *Integrated Planning Act 1997* (IPA), Chapter 2, Part 5B (Master planning for particular areas of state interest) and Schedule 1A (Process for amending Planning Scheme to include a Structure Plan) are to be followed in the preparation of the Structure Plan for the Mount Peter MPA.

As Mount Peter has been declared a Master Planned Area, in accordance with Section 2.5B.3 of the *Integrated Planning Act 1997* (IPA), currency of this declaration is maintained under the transitional provisions of the of the *Sustainable Planning Act 2009*.

#### Policy:

Part 2 - Planning Scheme Policy for Mount Peter complements the other provisions of the Mount Peter Structure Plan incorporated within CairnsPlan and provides supplementary guidance about achievement of the desired development outcomes for the Mount Peter MPA and the preparation of Master Plans.

Part 2 - Planning Scheme Policy for Mount Peter will need to be prepared under the *Sustainable Planning Act 2009*. The *Statutory Guideline 02/09 Making or Amending a Local Planning Instrument* sets out the process for preparing a new planning scheme policy and includes timeframes for each stage of the process.

It is not intended to commence the statutory process for the policy until the proposed planning scheme amendment is placed on public notification. This report is only proposing that Council note the policy at this stage

Financial and Risk:

Financial – The quantum of trunk infrastructure required has been defined and the charge rate calculated to ensure the development objectives for the Mount Peter Structure Plan are achieved in line with population growth rates. Further to this the non-trunk infrastructure requirements (non-trunk infrastructure to be delivered by Council through its Capital Works Programme) have also been defined.

The quantum of trunk infrastructure charges are considered in line with Council's proposed PIP/ ICS (currently being finalised).

Risk – A Risk Register was established, in accordance with Council's Risk Management Framework at the commencement of the Project and regularly monitored and reported on during the progress of the Project to Council and the Taskforce.

Sustainability:

Integration, self-sufficiency, transit oriented development, preservation of environmental values, sustainability and efficient infrastructure provision are major themes that have been addressed in the structure planning process and that will remain a focus in all future planning stages.

**CONSULTATION:**

The development of the Mount Peter Structure Plan has been underpinned and informed through an open and collaborative process that has integrated ideas and values of the community, key stakeholders and professionals from the public and private sector.

**Governance Structure**

The Governance structure for Mount Peter consists of a number of stakeholders and as shown in Attachment 3. Whilst the Council has carriage of the Mount Peter Structure Plan under IPA, it has been the established partnerships and the constructive engagement of the various stakeholder groups that has seen elements of the Structure Plan tested, reviewed and at times questioned, resulting in a robust and yet comprehensive product.

Details of the key stakeholder groups include:

**Council and Department of Infrastructure & Planning Management Groups.**

Officers from both Council and Department of Infrastructure & Planning co-operated in various Management Groups to guide and facilitate the development of the Mount Peter Structure Plan as well as serve as a forum to resolve planning issues.

It is the productive and co-operative nature of the working relationships built between the two organisations and their consultants that has seen the fruition of the Mount Peter Structure Plan into a plan that enables the Vision for Mount Peter to be achieved.

## **Mount Peter Taskforce**

The Mount Peter Master Planning Taskforce is responsible for providing advice to the Cairns Regional Council in respect of the structure planning process whilst recognising that the Council, as the planning authority for the local government area, is responsible for carrying out of the structure planning process and exercising its decision making responsibilities. It is also responsible for ensuring appropriate management of the project components including risk monitoring, quality and timeliness. The Taskforce is overseen by an independent chair, Mr Trevor Gordon.

## **Landowner and Community Reference Group**

The Landowner Reference Group is a point of contact for those people who have land holdings within the Mount Peter MPA. The Community Reference Group is to enable members of the community to contribute their knowledge (particularly specific local knowledge) to the master planning process. The Community Reference Group is for people living in or near Gordonvale or Edmonton, who represent local community groups and / or the residents of Edmonton and Gordonvale and the wider region. Once the consultant was appointed to the groups were combined to act as a single point of contact and link with the community.

## **Consultation Activities**

The consultative process has included;

- stakeholder / community consultation, workshops presentations and interviews; and
- Vision workshop – a comprehensive workshop was held to develop the Vision and desired outcomes for Mount Peter at the commencement of the Project. The workshop was a participative and collaborative process and involved input from wide range of stakeholders - Council officers and elected members, State Government Agency representatives, landowners, community groups and individuals.
- an Enquiry by Design Workshop incorporating a 6 day workshop led by industry experts that engaged Council officers and elected members, State Government Agency representatives, landowners, community groups and individuals in a collaborative forum; and
- periodic engagement and presentations at key milestones with stakeholders and community representatives; and
- regular engagement with the State Government through structured meetings and detailed reviews with the Department of Infrastructure & Planning; and
- Indigenous consultation through meetings with representative groups.

Details of key consultation activities are contained in Attachment 4.

Recent consultation activities include:

- Indigenous consultation event held on 31 March 2010 to present the Structure Plan. This identified a number of key aspirations in relation to their on-going connection to and responsibilities for country.
- Workshop held with Councillors on the 1 April 2010 to present the Structure Plan.
- Community Pin-Up session held on the 5 May 2010. This session included a presentation on the main features of the Structure Plan with opportunities to ask questions and provide feedback.

**OPTIONS:**

That Council endorse the Mount Peter Structure Plan (components as detailed in this report and recommendations) for the purpose of seeking agreement from the coordinating agency in accordance with the *Integrated Planning Act 1997*;

Or

That Council not endorse the Mount Peter Structure Plan (components as detailed in this report and recommendations) for the purpose of seeking agreement from the coordinating agency in accordance with the *Integrated Planning Act 1997*.

**CONCLUSION:**

It is recommended that Council resolve to endorse Part 1 - Amendments to CairnsPlan seeking agreement from the coordinating agency in accordance with Schedule 1A of the *Integrated Planning Act 1997*.

**ATTACHMENTS:**

Hard copies of the Mount Peter Structure Plan documentation have been made available at Councillors Reception.

Attachment – 1 - Mount Peter Project Milestones & Timelines

Attachment – 2 - Mount Peter– Locality Map

Attachment – 3 - Mount Peter Project Governance Structure

Attachment – 4 - Key Consultation Activities for Mount Peter Project (from Milestone#1)

Sandra Burke

**Mount Peter Project Manager**

Peter Boyd

**Manager Planning Strategies**

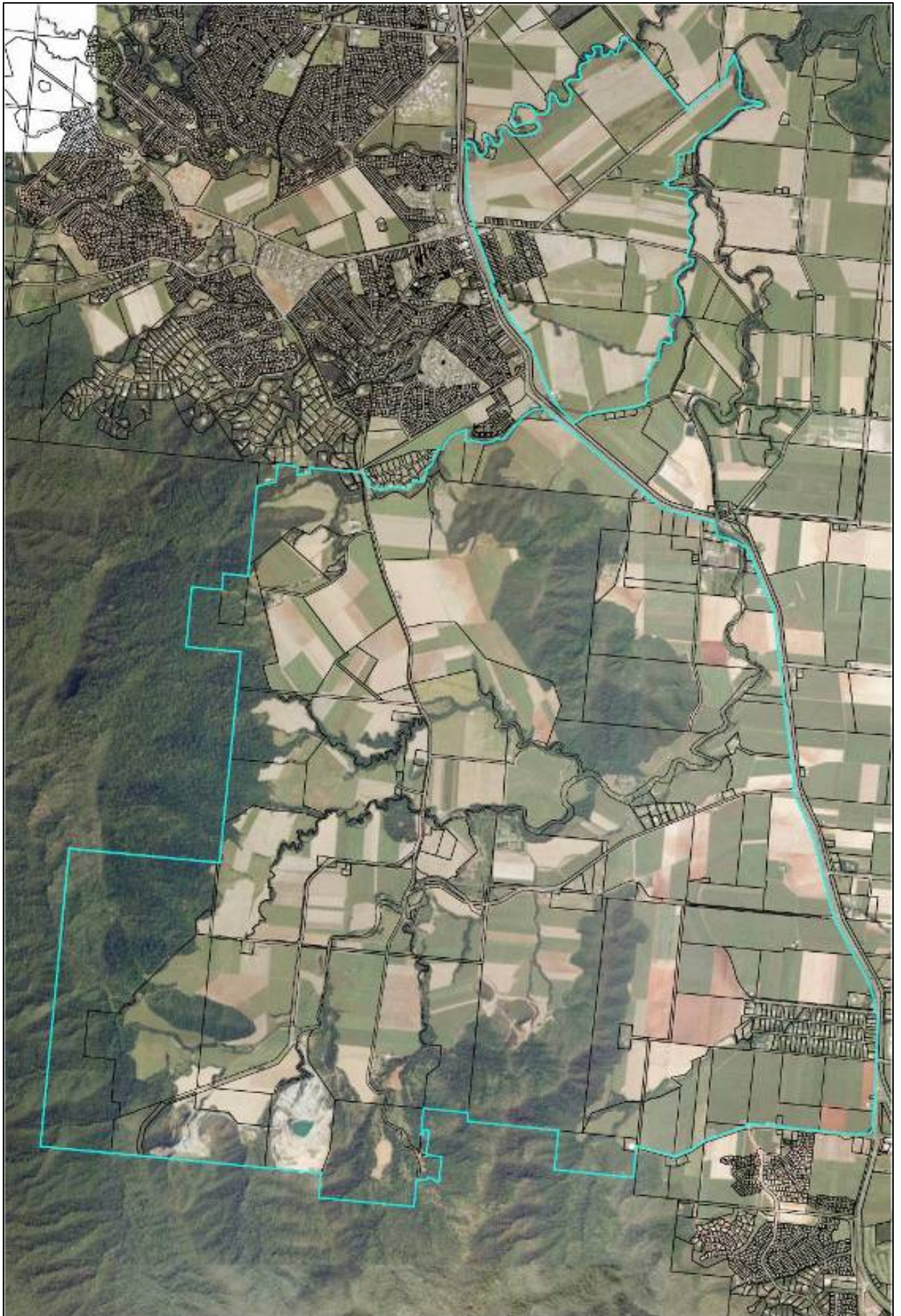
Peter Tabulo

**General Manager Planning & Environment**

### Attachment 1 – Mount Peter Project Milestones & Timelines

Phase	Milestone #	Task	Timeline	Status
Initiation	A	Project Brief review	Aug 2007	Complete
Scoping & Planning	B - F	Establish Vision, Project Plan, select Consultants & complete base data collection	May 2008	Complete
Development	1 - 3	Complete Constraints & Issues analysis; Assumptions, Principles & Standards; Enquiry by Design; Re-affirm Vision	Feb 2009	Complete
	4A	Finalise preferred Draft Structure Plan	Mar 2009	Complete
	4B	Finalise Policies for Structure Plan Implementation	Apr 2009	Complete
	4C	Complete Draft Structure Plan	Jul 2009	Complete
	5	Complete Draft Structure Plan & other Outputs	Mar 2010	Complete
Review & Acceptance	6	Complete integration of Structure Plan & other Outputs with CairnsPlan, PIP/ ICS	May 2010	Complete
	7	Complete statutory review of Structure Plan & other Outputs	Feb 2011	
	8	Adoption of Structure Plan & other Outputs by Council	Mar 2011	

**Attachment 2 - Mount Peter – Locality Map**



**Attachment 3 – Mount Peter Project Governance Structure**



## Attachment 4 – Key Consultation Events for the Mount Peter Project

Date	Milestone	Event	Stakeholder Group	Intent	Message /Learning Outcome /
July 2008	Milestone 1	Inception meeting	All groups: <ul style="list-style-type: none"> <li>Executive Management Group (EMG)</li> <li>Project Management Group (PMG)</li> <li>CRC Core Project Team</li> <li>State Government Agency Reference Group</li> <li>TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Introduction to team</li> <li>Overview of process</li> <li>Lessons learned</li> <li>Key issues</li> <li>Confirming the vision</li> <li>Clarification of outputs and expectations</li> </ul>
Aug 2008	Milestone 2	Community & landowner reference group meeting	<ul style="list-style-type: none"> <li>Reference group members</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Introduction of team</li> <li>Outline of proposed community and stakeholder engagement process</li> <li>Base data collection</li> <li>Identification of local issues</li> </ul>
Aug 2008	Milestone 2	Government Agency workshop – principles, assumptions, standards	<ul style="list-style-type: none"> <li>State Government Agencies</li> <li>Cairns Regional Council</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> <li>Participate</li> </ul>	<ul style="list-style-type: none"> <li>Chance to hear from agencies regarding any plans, projects or other priorities that may impact on structure planning for Mt Peter</li> <li>Identification of key principles, assumptions, standards for each major discipline area</li> <li>Creation of building blocks for design process</li> </ul>
Aug 2008	Milestone 2	CAIRNS REGIONAL COUNCIL officers workshop	<ul style="list-style-type: none"> <li>Cairns Regional Council Officers</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Introduction of the master planning group to Council Officers</li> <li>Opportunity to explain the structure planning process</li> <li>Chance to hear from officers regarding key issues, relevant plans, policies etc</li> </ul>
Sep 2008	Milestone 2	Vision testing focus groups	<ul style="list-style-type: none"> <li>Sample of local community members</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Better understanding of community values and aspirations</li> <li>Community feedback on the vision Suggestions on how the vision could be improved</li> </ul>
Oct 2008	Milestone 2	Taskforce meeting/work session	<ul style="list-style-type: none"> <li>TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> <li>Participate</li> </ul>	<ul style="list-style-type: none"> <li>Project update</li> <li>Feedback from consultation process</li> </ul>

Oct 2008	Milestone 2	Family Fun Day	<ul style="list-style-type: none"> <li>• General community</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> </ul>	<ul style="list-style-type: none"> <li>• Awareness raising (display booth, and one-on-one discussions with interested community members)</li> <li>• Invitations to the Pre-EBD workshop #1: kick off workshop</li> </ul>
Oct 2008	Milestone 2	Outreach – Gordonvale (Gordonvale town centre - IGA and various shops)	<ul style="list-style-type: none"> <li>• General community</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> </ul>	<ul style="list-style-type: none"> <li>• Awareness raising (display booth, and one-on-one discussions with interested community members)</li> <li>• Invitations to the Pre-EBD workshop #1:</li> <li>• Able to establish contacts with local businesses in the Gordonvale area for future promotion</li> <li>• Contact with community organisations including Living Waters and Guide Dogs Australia</li> </ul>
Oct 2008	Milestone 2	Pre-EBD workshop #1: Kick off workshop (community and landowners)	<ul style="list-style-type: none"> <li>• General community (including community organisations, all landowners, Taskforce and reference group members)</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Explanation of process (including parameters)</li> <li>• Identification of local issues, base data collection</li> <li>• Testing of the vision</li> <li>• Identification of favoured characteristics of current neighbourhood, least favoured etc.</li> <li>• Gap analysis (e.g. transport, community facilities, open space, urban form, activity centres etc)</li> </ul>
Oct 2008	Milestone 2	Youth Activity (Bentley Park College)	<ul style="list-style-type: none"> <li>• Bentley Park College students (student leaders years 3-12)</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Involvement of children and young people in the process</li> <li>• Identification of youth to attend and assist with Pre-EBD Workshop #2</li> </ul>
Oct 2008	Milestone 2	Taskforce meeting/work session	<ul style="list-style-type: none"> <li>• TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Project update</li> <li>• Feedback from consultation process</li> </ul>
Aug 2008- Nov 2008	Milestone 2	Key stakeholder interviews	<ul style="list-style-type: none"> <li>• Key stakeholders identified in consultation with Council – focus on those not otherwise involved in process</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> </ul>	<ul style="list-style-type: none"> <li>• Introduce process, team members, community and stakeholder engagement strategy</li> <li>• Base data collection</li> <li>• Identification of local issues</li> </ul>

Nov 2008	Milestone 2	Community and landowner reference group	<ul style="list-style-type: none"> <li>Reference group members</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> </ul>	<ul style="list-style-type: none"> <li>Project update</li> <li>Discussion of information gathered and issues identified at Pre-EBD workshop</li> </ul>
Nov 2008	Milestone 2	Pre-EBD Workshop #2: Development models/concepts	<ul style="list-style-type: none"> <li>General community (including community organisations, all landowners, taskforce and reference groups)</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> <li>Participate</li> </ul>	<ul style="list-style-type: none"> <li>Overview of broad development models – low, medium and higher density options</li> <li>Discussion of strengths and weaknesses of each</li> </ul>
Nov 2008	Milestone 2	Assumptions workshop	<ul style="list-style-type: none"> <li>CAIRNS REGIONAL COUNCIL</li> <li>TASKFORCE</li> <li>State agencies</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> <li>Participate</li> </ul>	<ul style="list-style-type: none"> <li>Review of draft assumptions document and discussion of key issues</li> </ul>
Nov 2008	Milestone 2	DIP, CRC & Taskforce workshop – models/concepts	<ul style="list-style-type: none"> <li>State Government agencies</li> <li>CAIRNS REGIONAL COUNCIL reps</li> <li>TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> <li>Participate</li> </ul>	<ul style="list-style-type: none"> <li>Refinement/discussion of principles, assumptions, standards</li> <li>Introduction, and discussion of, development models/concepts</li> </ul>
Dec 2008	Milestone 2	Taskforce meeting/work session	<ul style="list-style-type: none"> <li>TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> <li>Participate</li> </ul>	<ul style="list-style-type: none"> <li>Project update</li> <li>Feedback from consultation process</li> <li>Discussion of principles, assumptions, standards</li> <li>Discussion of development models/concepts</li> </ul>
Dec 2008	Milestone 2	Council workshop	<ul style="list-style-type: none"> <li>CAIRNS REGIONAL COUNCIL</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> <li>Participate</li> </ul>	<ul style="list-style-type: none"> <li>Review of Milestone 2</li> </ul>
Jan 2009	Milestone 3	Taskforce meeting/work session	<ul style="list-style-type: none"> <li>TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>Inform</li> <li>Consult</li> <li>Participate</li> </ul>	<ul style="list-style-type: none"> <li>Project update</li> <li>Feedback from consultation process</li> <li>Discussion of principles, assumptions, standards</li> <li>Planning for the EBD</li> </ul>

Feb 2009	Milestone 3	Enquiry By Design	<ul style="list-style-type: none"> <li>• TASKFORCE</li> <li>• reference group members</li> <li>• general community and all landowners</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Utilisation of a series of collaborative and facilitated work sessions to produce a draft preferred structure plan option.</li> <li>• Sessions addressed key areas including: key constraints and opportunities; strategic land use; mobility and access; centres; open space; community facilities; environment; economic development</li> <li>• Draft structure plan published to the project website &amp; promoted through a community newsletter</li> </ul>
Mar 2009	Milestone 4	Draft Structure Plan workshop	<ul style="list-style-type: none"> <li>• CRC and State agencies</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Review of draft Structure Plan and clarification of infrastructure requirements and responsibilities</li> <li>• Identification of any outstanding issues that require further resolution</li> </ul>
Mar-Sep 2009	Milestone 4	Communication with stakeholders on Draft Structure Plan (email & tel)	<ul style="list-style-type: none"> <li>• Stakeholders</li> <li>• Landowners</li> </ul>	<ul style="list-style-type: none"> <li>• Review and comment on draft plan</li> </ul>	<ul style="list-style-type: none"> <li>• Clarify information from the EBD</li> <li>• Address questions from landowners and stakeholders</li> </ul>
Aug 2009	Milestone 5	Workshop sessions with government agencies	<ul style="list-style-type: none"> <li>• CRC and State agencies</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Project update</li> <li>• Review and comment on draft structure plan</li> </ul>
Aug 2009	Milestone 5	Community & landowner reference group meeting	<ul style="list-style-type: none"> <li>• Reference group members</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Project update</li> <li>• Review and comment on draft structure plan</li> </ul>
Sep 2009	Milestone 5	Taskforce meeting/work session	<ul style="list-style-type: none"> <li>• TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Project update and review</li> <li>• Review and comment on draft structure plan</li> </ul>
Mar 2010	Milestone 5	Taskforce meeting/work session	<ul style="list-style-type: none"> <li>• TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Project update and review</li> <li>• Review and comment on draft structure plan</li> </ul>

Mar 2010	Milestone 6	Taskforce Workshop	<ul style="list-style-type: none"> <li>• TASKFORCE</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Project update and review</li> <li>• Presentation of issues &amp; discussion</li> <li>• Update on infrastructure plans &amp; charges</li> </ul>
Mar 2010	Milestone 6	Community & landowner reference group meeting	<ul style="list-style-type: none"> <li>• Reference group members</li> </ul>	<ul style="list-style-type: none"> <li>• Inform</li> <li>• Consult</li> <li>• Participate</li> </ul>	<ul style="list-style-type: none"> <li>• Project update and review</li> <li>• Comment on draft structure plan</li> </ul>