CONSIDERATION OF SUBMISSIONS AND FINAL DRAFT MEADOWBROOK MASTER PLAN

REPORT OF: ECONOMIC DEVELOPMENT & STRATEGY MANAGER

REPORT OVERVIEW

PURPOSE OF REPORT
The purpose of this report is to seek Council’s endorsement of the:

- responses to submissions received during the community consultation of the Draft Meadowbrook Master Plan; and
- the final Meadowbrook Master Plan.

Criteria: Direction

CORPORATE PLAN PRIORITY
MI1 - BUILDING OUR MAJOR INFRASTRUCTURE
MI2 Achieve high level delivery of annual capital works program

REPORT DETAIL

BACKGROUND
The SEQ Regional Plan 2009-2031 (SEQRP) identifies Meadowbrook as a Specialist Centre focussed on health, research and education.

Meadowbrook is home to locally significant and regionally important economic drivers comprising the Logan Hospital, Griffith University (Logan Campus) and Queensland TAFE. Meadowbrook also benefits from major transport infrastructure being the Brisbane to Gold Coast rail corridor (Loganlea Train Station express stop), Logan Motorway, Pacific Motorway and Slacks Creek park and ride bus station. The Draft Meadowbrook Master Plan focusses on soft infrastructure projects such as pedestrian and cycle networks that connect people to these key destinations and to their place and community. These key ingredients provides the opportunity for Meadowbrook to evolve into a liveable and connected community focussed on health and wellbeing.

The Draft Meadowbrook Master Plan has included a collaborative planning process between Council, the Queensland State Government, Griffith University (GU), Queensland TAFE and the Heart Foundation. This partnership has led to the alignment of three separate planning documents that include the:

- Meadowbrook Economic Development Strategy and Structure Plan prepared by the Department of Infrastructure, Local Government and Planning;
- Draft Meadowbrook Master Plan prepared by Logan City Council; and
- Logan Hospital Master Plan prepared by Metro South Health.
Council is in a unique position to leverage this strategic alignment and collaboration with key partners to create a major health and employment hub for the benefit of Logan City and the broader region.

The Draft Meadowbrook Master Plan was released for community consultation from 1 July 2016 to 12 August 2016. Following a number of community consultation events thirty (30) submissions have been received. The submissions have been carefully considered and responses prepared through a submission analysis and review report appended as Background Paper 1.

The following chronology focusses on key milestones and has been included to provide the context to the development of the Draft Meadowbrook Master Plan:

**Draft Meadowbrook Master Plan – Key Milestones**

- **November 2013**  
  The then Department of State Development Infrastructure and Planning (DSDIP), in consultation with Council, commenced an economic development strategy and structure plan for Meadowbrook. The purpose of this structure plan was to map the future planning and development of state owned land within Meadowbrook.

- **8 October 2014**  
  Council resolved to endorse the Draft Meadowbrook Master Plan and associated background studies for the purpose of public consultation (Id:9108568).

- **12th and 20th March 2015**  
  A community engagement strategy was approved by the then Divisional Councillor and Committee Chair, respectively.

- **May 2015**  
  The Department of Infrastructure, Local Government and Planning (DILGP) released the Meadowbrook Economic Development Strategy and Structure Plan on their website for information purposes.

- **21 March and 14 May 2015**  
  Community Engagement (CE), GMUD and the then Divisional Councillor TL Smith, held two focus group meetings with long term residents. The focus group process provided Council with valuable feedback on how best to consult with the local community and to strengthen key master plan messages in advance of the public consultation period.

- **28 May 2015**  
  Representatives from Metro South Health presented the new Logan Hospital Master Plan to Council’s Governance and Finance Committee (Id: 9585205). This master plan addresses how the Logan Hospital will expand and redevelop over the next 25 years and beyond to service the primary health care needs of the region.

- **23 June 2015**  
  In response to focus group feedback Council resolved (Minute No 164/2015) the following:


  2. *That Council acknowledges that there are no changes to the previously endorsed associated background studies and Background Studies Synopsis, as per Council resolution of 8 October 2014, minute number 295/2014, for the purpose of public consultation in conjunction with the revised Meadowbrook Draft Master Plan, as detailed in Clause 1 above.*
Draft Meadowbrook Master Plan – Key Milestones

3. That the Growth Management & Urban Design Manager, in conjunction with the Marketing Manager, be requested to develop and implement a Communication Strategy for the Meadowbrook Draft Master Plan, to be agreed by the Chairperson of the Planning & Development Committee, Councillor C M Dalley, in consultation with the Division Six Councillor, Councillor T L Smith.

4. That the Growth Management & Urban Design Manager be requested to prepare a report to a future Planning & Development Committee meeting outlining the results of the public consultation process, as detailed in Clauses 1 and 2 above.

5. That, upon public release of the revised Meadowbrook Draft Master Plan 2015, background studies and Background Studies Synopsis for public consultation, the Governance Manager be requested to place the confidential report of the Growth Management & Urban Design Manager dated 28 May 2015 (Id: 9629310) and associated background papers into the public records.

August 2015
A swatch book was developed by Community Engagement and ED&S to provide an easy to read summary of the Meadowbrook draft master plan.

February 2016
A two minute video was prepared illustrating the unique qualities of Meadowbrook and the key recommendations proposed under the Meadowbrook draft master plan.

March - April 2016
Postcards, posters and a project webpage was prepared informing the local community of upcoming consultation events and where they can find out more information.

May 2016
The Draft Meadowbrook Master Plan was updated to ensure consistency with the swatch book and two minute video. Collectively, this suite of consultation material (swatch book, two minute video, postcards, posters and webpage) provided an engaging and accessible draft master plan.

28 June 2016
Council resolved (Minute No 140/2016) the following:

That the graphically updated revised Meadowbrook draft master plan, as attached as Background Paper 1, be endorsed for the purpose of public consultation, as detailed in the report of the Growth Management and Urban Design Manager dated 13 June 2016.

1 July -12 August 2016
The Draft Meadowbrook Master Plan was released for community consultation for a period of five weeks (40 days).
DISCUSSION

Overarching aims and objectives

The Draft Meadowbrook Master Plan is guided by a vision to create a centre for health, wellbeing and community. It provides a framework for growth in which Council, State Government agencies and a range of community stakeholders can influence the revitalisation of Meadowbrook over the next 20 years.

The overarching aims and objectives of the Draft Meadowbrook Master Plan is to:

- create a healthy and social community;
- realise the full potential of key activity generators;
- address the fragmentation caused by major roads and public transport corridors;
- create an environment that attracts business and private investment.

Consultation Events

Community consultation commenced on 1 July 2016 and closed on the 12 August 2016. In addition to a media event a total of seven (7) community open days were held at various locations across Meadowbrook (refer table below). Consultation events were held in parallel with the first official ‘Park Run’ event at Riverdale Park and a ‘Neighbourhood Walk’ event was held with the Heart Foundation. These events gave residents the opportunity to experience how Meadowbrook could become a highly connected community through better pedestrian, cycle and public transport infrastructure.

<table>
<thead>
<tr>
<th>Consultation Events</th>
<th>Date</th>
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<tbody>
<tr>
<td>Woolworths Shopping Centre</td>
<td>Thursday 14 July 2016 (2:30pm – 6:30pm)</td>
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<tr>
<td>Media Event at Griffith University</td>
<td>Friday 15 July 2016 (10:30am – 11:00am)</td>
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<tr>
<td>Riverdale Park Run</td>
<td>Saturday 16 July 2016 (7am-10:30am)</td>
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<tr>
<td>Riverdale Park ‘Neighbourhood walk’</td>
<td>Sunday 17 July 2016 (9am – 11am)</td>
</tr>
<tr>
<td>IGA Shopping Centre</td>
<td>Wednesday 20 July 2016 (11:30am – 2pm)</td>
</tr>
<tr>
<td>Coffee Club</td>
<td>Saturday 23 July 2016 (8:30am – 11:30am)</td>
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<tr>
<td>Allenby Park</td>
<td>Saturday 30 July 2016 (8:30am – 11:30am)</td>
</tr>
<tr>
<td>Edenlea Park</td>
<td>Saturday 6 August 2016 (8:30am – 11:30am)</td>
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Key Matters Raised

A total of thirty 30 submissions were received during the consultation period. A diverse range of matters were raise by the local community and external stakeholders. In summary, the key matters raised by the local community and external stakeholders include the following.

- Create a leading and well respected health, education and wellbeing precinct for the region.
- Support for an urban environment that prevents disease and sustains health and wellbeing.
- Further clarity surrounding expected time frames for master plan implementation.

Report by: Economic Development & Strategy Manager
Support for linking open spaces surrounding the commercial centre of Meadowbrook.

Request for a community place for meetings and groups to support a sense of community.

Support for an alternative road link to the M1 diverting traffic away from Meadowbrook.

Concern over the high volume of traffic and congestion along Loganlea Road.

Support for upgrading Loganlea Road and the surrounding road network.

The need for multi storey car parking that is free and accessible to commuters.

Support for better pedestrian and cycle infrastructure connecting pedestrians and cyclists to key destinations.

Support for a walkable town centre and a network of connected streets, paths and cycle ways.

Support for creating a safe and slow speed (40km/hr) road network on both sides of Loganlea Train Station.

The need for high speed commuter cycle ways segregated from pedestrian and shared pathways.

Support for relocating the Train Station closer to the Logan Hospital and TAFE.

The need for better local bus services from Slacks Creek bus interchange connecting to local residential areas and key destinations.

Concern over the impacts of a new street intersecting the TAFE site (as proposed in the State Government’s Structure Plan) on the amenity of Staydar Crescent.

Concern over increasing density and building heights to 18m (6 storeys) in precinct four (4).

Detailed responses to submissions are illustrated in the Submission Analysis and Review Report appended as Background Paper 1. This document organises submissions and responses across seven urban design strategies that include governance, public realm edge, public realm centre, social infrastructure, access and movement, land use and built form.

Draft Meadowbrook Master Plan – Proposed Amendments

To address the concerns and matters raised by key stakeholders and the local community it is recommended that the Draft Meadowbrook Master Plan incorporate the following amendments as shown in Table A below. Notably, with the exception of reducing the height limits within Precinct Four, (4) the proposed amendments are minor and strengthen the intent and policy positions embedded within the Draft Meadowbrook Master Plan.

Table A: Proposed amendments to the Meadowbrook Draft Master Plan

<table>
<thead>
<tr>
<th>Item #</th>
<th>Reason for amendment</th>
<th>Proposed amendment to the Draft Meadowbrook Master Plan</th>
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<tbody>
<tr>
<td>29</td>
<td>The Draft Meadowbrook Master Plan seeks to provide CCTV at key locations along the pedestrian network. This recommendation could be strengthened to include public lighting for night time safety along key pedestrian thoroughfares i.e. between</td>
<td>Amend recommendation No.5 within the pedestrian movement theme on page 39 of the Draft Meadowbrook Master Plan as follows. “5. Explore opportunities to provide closed circuit television (CCTV) and lighting at key locations along the pedestrian and cycle</td>
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<td>33</td>
<td>Provide signage at key locations within the centre providing clear directions for visitors, students and workers to key destinations within Meadowbrook such as the Logan Hospital, Queensland TAFE (Loganlea campus), Woolworths Shopping Centre and Griffith University (Logan campus).</td>
<td>Insert the following secondary recommendation within the pedestrian movement theme on page 39 of the Draft Meadowbrook Master Plan. “6. Provide way finding signage along the pedestrian network providing clear directions to key destinations within Meadowbrook.”</td>
</tr>
<tr>
<td>44</td>
<td>To meet the requirements of the Department of Transport and Main Roads in relation to a Note describing the proposal to relocate the Loganlea Train Station.</td>
<td>That the current note on page 43 of the Draft Meadowbrook Master Plan that reads: ‘Note: The proposal to relocate Loganlea Train Station is a long term outcome (20+ years) and will be subject to a further planning process by Queensland Rail’. Be amended as follows: ‘Note: The proposal to relocate Loganlea Train Station is a long term outcome (20+ years) and will be subject to a further planning process by Queensland Rail the Queensland Government’.</td>
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<td>51</td>
<td>To expand the range of complementary land uses that could occur on part of the Logan City Golf Course site. This will enhance and complement the ongoing operations of the golf club.</td>
<td>The current list of ‘core land uses’ on page 60 of the Draft Meadowbrook Master Plan be amended to include the following land uses for part of the Logan City Golf Course: • hotel; • short term accommodation; • function facility; • indoor sport and recreation; • club; • a small-scale shop (not exceeding 200sqm) that does not undermine the viability of a nearby centre; and • small scale food and drink outlet (not exceeding 200sqm) excluding a drive through facility.</td>
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| 53     | To address the concerns of submitters in relation to building height and density proposed for precinct 4 surrounding the Logan Hospital and TAFE sites. Kilsay Park and Edenlea Drive are natural divisions within precinct 4 and provide the opportunity to stagger building heights and density down as the distance from key employment nodes (Logan Hospital and Queensland TAFE) and Loganlea Train Station increases. Reducing the building height from 18m (6 storeys) to 12m (3 storeys) will still facilitate an increase in density in this part of Precinct 4, promoting greater housing choice and diversity and allowing more residents to take advantage of the surrounding open space amenity (Riverdale and Noffke Farm Park). Furthermore, a three storey building height is considered a better ‘fit’ for a residential neighbourhood constrained by narrow streets and not within an easy walking distance of the Loganlea Train Station. Notwithstanding the above, consideration will be given to increasing the height limits for the entire area of Precinct 4 to 18m (six storeys) where at least one of the following triggers are met: a) major re-development occurs on the hospital site; or b) improvements are made to public transport infrastructure such as: i. relocation of the Loganlea Train Station to the east in accordance with the Meadowbrook Economic Development Strategy and Structure Plan; ii. provision of the Linear Bus Station along Loganlea Road in accordance with the primary recommendations on page 42 | That the building heights plan for precinct four (4) on page 53 of the Draft Meadowbrook Master Plan be amended as illustrated below. The current building height of 18m be amended as follows: That the intent statement for precinct 4 on page 57 of the Draft Meadowbrook master plan be amended to include the following: “Consideration will be given to increasing the height limits within precinct 4 from three storeys (12m) to six storeys (18m) where at least one of the following criteria are met: a) major re-development occurs on the hospital site; or b) improvements to public transport infrastructure such as:
### Item # | Reason for amendment | Proposed amendment to the Draft Meadowbrook Master Plan
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|  | of the Meadowbrook Master Plan. The intent statement of precinct 4 can be amended to provide the flexibility to increase height limits as per the above criteria. However, it should be noted that major redevelopment of the hospital site or re-location of the train station and delivery of a new bus station along Loganlea Road are long term propositions and are not likely to occur until the next 10-20+ years. | i. relocation of the Loganlea Train Station to the east closer to the Logan Hospital in accordance with the Meadowbrook Economic Development Strategy and Structure Plan; ii. provision of the Linear Bus Station along Loganlea Road in accordance with the primary recommendations on page 42 of the Meadowbrook Master Plan.
| 55 | To recognise Loganlea Substation as a critical part of the high voltage network in South East Queensland as required by Power Link. | That precinct 8 on page 61 of the Draft Meadowbrook Master Plan be amended as follows: “The precinct contains a number of small to large-sized industrial lots ranging from 2000sqm to 1ha, and includes the Loganlea Sub-Station, a critical part of the high voltage network in South East Queensland…….”

### Internal Stakeholders

Economic Development and Strategy (ED&S) has obtained the support from Parks, RIP and Community Services in relation to the minor changes proposed to the Draft Meadowbrook Master Plan. It should be noted that extensive internal consultation has occurred with several branches across Council in relation to the development of the Draft Meadowbrook Master Plan (id:9108534).

ED&S has consulted with the Divisional Councillor Stacey McIntosh and Chair of the Planning and Development Committee Councillor Russell Lutton in relation to the outcomes of this report.

### Final Meadowbrook Master Plan

The final Meadowbrook master plan document reflects the amendments as outlined in Table A above and is attached as Background Paper 2. If endorsed by Council this amended document will become the final Meadowbrook Master Plan.

### Next Steps

The next step in the process is to advise residents, landowners and stakeholders of Council’s a) response to submissions and b) endorsement of the final Meadowbrook Master Plan. Following this step, the EDS branch is committed to progressing Council’s vision for Meadowbrook. The EDS branch proposes the following actions, which will be subject to coordination and rationalisation with Council’s emerging innovation agenda:

1. Commencement of the drafting of a Meadowbrook Local Area Plan to inform an amendment to the Logan Planning Scheme 2015;
2. Continuing engagement with key stakeholders and potential investment partners, including Griffith University, Metro South Health, TAFE Queensland and Department of State Development; and

3. Finalisation and approval by Council of an Implementation Plan for Meadowbrook.

As Council's innovation agenda develops, the EDS branch will advance Council’s vision for Meadowbrook in alignment with any emerging innovation strategy, focussing on:

- How innovation and technology can be a driver in planning for and supporting growth;
- Maximising the efficiency of current hard and soft infrastructure; and
- Informing strategic infrastructure investment to drive local and regionally significant economic development outcomes.

CONCLUSION

The Draft Meadowbrook Master Plan is guided by a vision to create a centre for health, wellbeing and community. It provides a framework for growth in which Council, State Government agencies and a range of community stakeholders can influence the revitalisation of Meadowbrook over the next 20 years. Community consultation provided Council with valuable feedback that has been used to refine and enhance the final Meadowbrook Master Plan. Importantly, the proposed amendments do not change the overarching intent or policy positions embedded within the Draft Meadowbrook Master Plan. If Council endorses the proposed responses and amendments submitters will be advised as to how their concerns have been considered.

RECOMMENDATION

IT IS RECOMMENDED:-

1. That the Economic Development & Strategy Manager be requested to acknowledge and thank submitters for reviewing and commenting on the Draft Meadowbrook Master Plan.

2. That the responses to submissions and proposed amendments to the Draft Meadowbrook Master Plan detailed in Background Paper 1, as attached to the report of the Economic Development & Strategy Manager dated 11 November 2016 (Id: 10666135), be endorsed.

3. That the Economic Development & Strategy Manager be requested to write to submitters informing them of how their submission has been considered.

4. That the final Meadowbrook Master Plan, attached as background paper 2 to the report of the Economic Development & Strategy Manager dated 11 November 2016 (Id: 10666135), be endorsed.

5. That an amendment to the Logan Planning Scheme 2015 be proposed reflecting the principles and outcomes of the Meadowbrook Master Plan.

6. That the Deputy Chief Executive Officer – Strategy & Sustainability, in conjunction with the Chairperson of the Planning & Development Committee, Councillor R B Lutton, and in consultation with the Division Six Councillor, be delegated authority to carry out all steps under the Sustainable Planning Act (SPA) and Making and Amending Local Planning Instruments (MALPI) to progress the proposed Amendment to adoption and commencement.
During discussion on Item PD5, the time being 9.01 am, Councillor Pidgeon left the meeting.

The Planning & Development Committee recommended:

1. That the consideration of the Meadowbrook draft Master Plan be deferred to a future Planning & Development Committee meeting pending further direction arising in the finalisation of the South East Queensland Regional Plan which is currently on public consultation.

2. That the Economic Development & Strategy Manager be requested to respond to all submissions made during the consultation period, providing a response to the matters raised in the submissions and also advising on the status of the draft Meadowbrook Master Plan.

300/2016 Resolved: Cr Lutton, Cr McIntosh

1. That the Economic Development & Strategy Manager be requested to acknowledge and thank submitters for reviewing and commenting on the Draft Meadowbrook Master Plan.

2. That the responses to submissions and proposed amendments to the Draft Meadowbrook Master Plan detailed in Background Paper 1, as attached to the report of the Economic Development & Strategy Manager dated 11 November 2016 (Id: 10666135), be endorsed.

3. That the Economic Development & Strategy Manager be requested to write to submitters informing them of how their submission has been considered.

4. That the final Meadowbrook Master Plan, attached as background paper 2 to the report of the Economic Development & Strategy Manager dated 11 November 2016 (Id: 10666135), be endorsed subject to an amendment to Precinct 4 so that development within Precinct 4 provides an improved interface with the Logan Hospital and TAFE sites through a mix of commercial and residential activities and building types.

5. That an amendment to the Logan Planning Scheme 2015 be proposed reflecting the principles and outcomes of the Meadowbrook Master Plan.

6. That the Deputy Chief Executive Officer – Strategy & Sustainability, in conjunction with the Chairperson of the Planning & Development Committee, Councillor R B Lutton, and in consultation with the Division Six Councillor, be delegated authority to carry out all steps under the Sustainable Planning Act (SPA) and Making and Amending Local Planning Instruments (MALPI) to progress the proposed Amendment to adoption and commencement.

Adopted by Council at its meeting of 06/12/2016 Minute No 300/2016