

PARK RIDGE Structure Plan News

Volume 1 - June 2007

Have your say on the future direction of your community

Structure planning - what's it all about?

The Park Ridge area (refer to attached map) has been identified as a key location for growth over the next 20 years. It was identified in the South East Queensland Regional Plan 2005-2026 as a major development area (MDA). The need for structure planning is also identified in the draft Local Growth Management Strategy (LGMS), which is currently on public display. The draft LGMS details how growth in Logan will be accommodated over the next 20 years.

Because of its status as a Major Development Area, the Park Ridge MDA will be the subject of a structure plan. Through this newsletter, we hope to make you aware of the structure planning process, why it is important, how you can get involved, as well as gathering your ideas on the 'guiding principles' for the Park Ridge MDA.

The Park Ridge MDA is a 2,400ha area, which stretches south from Green Road/Bumstead Road to the southern boundary of the City, taking in the suburbs of Park Ridge, as well as parts of Greenbank, Logan Reserve and Boronia Heights.

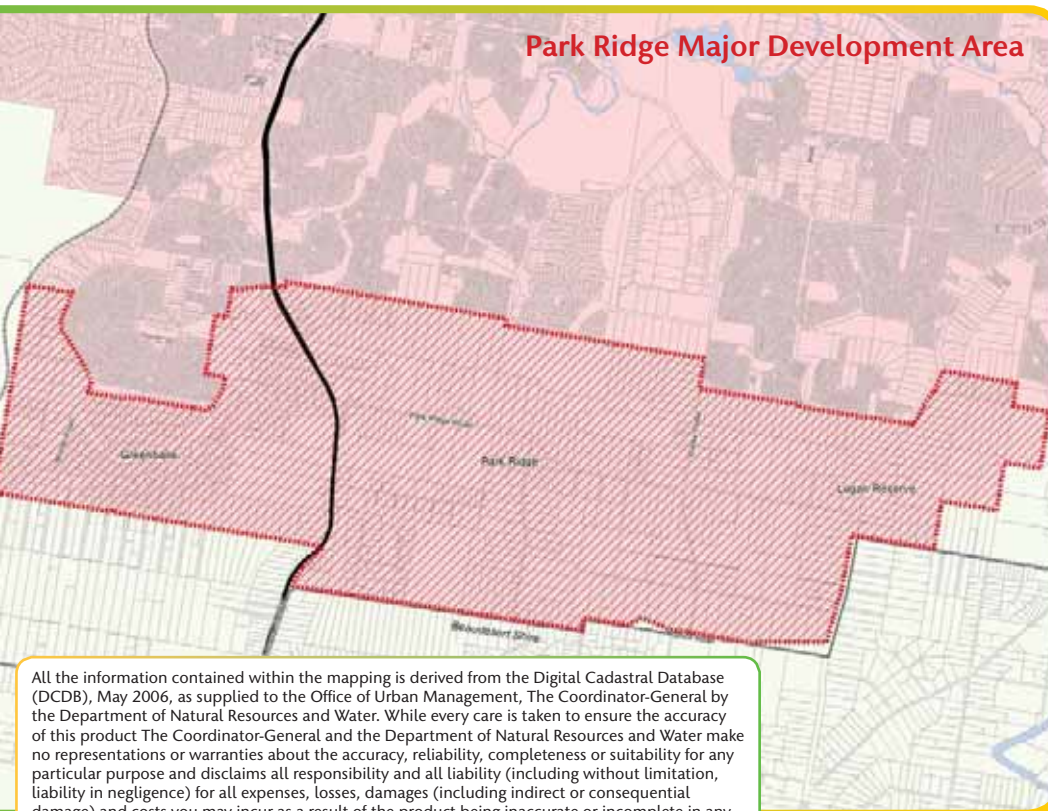
Logan City Council is about to start the structure planning process, and you are invited to be involved in planning for the future of your community.

The end result of the process will be an integrated land use and infrastructure plan. This plan will identify the best way to integrate new residential areas, enterprise centres and open space networks with the necessary infrastructure (including social infrastructure) to ensure the new urban community functions effectively.

The structure planning will involve four stages:

1. Options analysis;
2. Detailed development;
3. Structure plan approval; and
4. Planning scheme amendments.

The guiding principles will be critical for the structure plan's success, and that's where community input is vital. We need you to help us clarify what the guiding principles for the Park Ridge MDA should be.



All the information contained within the mapping is derived from the Digital Cadastral Database (DCDB), May 2006, as supplied to the Office of Urban Management, The Coordinator-General by the Department of Natural Resources and Water. While every care is taken to ensure the accuracy of this product The Coordinator-General and the Department of Natural Resources and Water make no representations or warranties about the accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs you may incur as a result of the product being inaccurate or incomplete in any way or for any reason.

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PARK RIDGE

What are the draft guiding principles?

Once completed, the structure plan will provide a blueprint for how the Park Ridge MDA develops over the next 20 years. As such, it is important that Council gets the structure plan for the Park Ridge MDA right. To help guide the structure plan development, Council has identified a set of draft guiding principles under the following themes:

- residential (including housing needs and diversity);
- employment precincts (including enterprise and a specialist activity centre);
- urban open space (wildlife corridors, recreation and sport, parks, bikeways);
- transport (public transport, road corridors); and
- infrastructure (community services, water and sewerage networks, telecommunication and electricity networks).

Full details of the draft guiding principles can be found online at Council's website (www.logan.qld.gov.au) or by phoning 3412 3412.

How can I have my say?

The views of land-owners, residents and businesses within the Park Ridge MDA, as well as those of the broader Logan community, are very important to Logan City Council. As such, community consultation will occur at regular intervals during the structure planning process. The first opportunity to have your say will be when Council conducts a number of community meetings in July 2007 to find out the community's expectations for

the area's future. The guiding principles will be the focus of these meetings and Council staff will be on hand to hear your views on how the Park Ridge MDA should look when complete.

Community Workshops will be held as follows:

Monday, 9 July 2007
St Francis College Hall,
54-76 Julie St, Crestmead
6.00pm-8.00pm

Wednesday, 11 July 2007
Park Ridge State High School Auditorium
14-30 Lancewood St, Park Ridge
6.00pm-8.00pm

Saturday, 14 July 2007
Baptist Church Hall
3922 Mt Lindesay Hwy, Park Ridge
1.00pm - 3.00pm

Everyone is also encouraged to prepare a submission to the project team detailing your views on the draft guiding principles. Submissions need to be forwarded to the address below by Friday, 27 July 2007.

When is all this going to happen?

Council is aiming to complete the structure plan by December 2009. The key stakeholders and the community in general will be kept informed via regular newsletters throughout this period.

Council's vision

What is Council's vision for the Park Ridge MDA?

Logan City Council has a vision for the Park Ridge MDA to become an integrated, sustainable urban community and employment area, catering for a population of about 25,000 people, and providing up to 13,000 jobs.

It will feature an urban community offering diverse housing options, as well as a full range of community facilities, to ensure the community is well serviced with essential infrastructure and can function effectively. Contemporary urban design features will make the most of the natural assets of the area, and ensure the Park Ridge MDA is a well-planned community.

Enterprise precincts will provide a diverse range of employment opportunities, and will be integrated with the urban community. Over time, these precincts are expected to develop into a major economic hub and Logan's fifth regional activity centre.

As part of this vision, a key feature of the Park Ridge MDA will be a mixed-use business park where homes, commercial offices and limited retail activities are integrated, and make optimum use of easy access to public transport. With local jobs and a strong transport network through the Park Ridge MDA, residents and workers will depend on their cars less.

The Park Ridge MDA will have a comprehensive open space network, which will not only protect the area's important biodiversity but it will also provide recreation and sport facilities to serve the community. These facilities will be linked by cycle and pedestrian pathways to residential areas, employment areas and community facilities.

Council's vision is that development of the Park Ridge MDA will occur over the next 20 years, with the progressive roll out of infrastructure, including social infrastructure.

This will be identified and funded through:

- a priority infrastructure plan;
- infrastructure charges schedules (paid by developers); and
- direct funding from government.

CONTACT US

For more information about the Park Ridge MDA Structure Plan, you can contact:

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