



Park Ridge MDA Structure Planning Terms of Reference

Background

The South East Queensland Regional Plan 2005-2026 (SEQ Regional Plan) included the broader Park Ridge area in the Mt Lindesay North Beaudesert Investigation Area. Under the SEQ Regional Plan, an investigation of the area's constraints and opportunities for development is required prior to any determination being made as to which areas (if any) can be included in the Urban Footprint. This is complimented by the Logan Planning Scheme 2006 which designates the broader Park Ridge area as Investigation Zone / Locality.

An investigation into the Mt Lindesay North Beaudesert Study Area (MLNBSA) was undertaken by the Office of Urban Management in 2005-06. The investigation findings recommended that the Park Ridge area be developed to accommodate 12,000 new greenfield dwellings (approximately 30,000 population), in addition to a 650 hectare enterprise precinct to provide employment opportunities for Logan. The yield of 12,000 dwellings matches Logan's greenfield target as stipulated in the SEQ Regional Plan. Similarly the requirement for a large enterprise precinct compliments the intent of the SEQ Regional Plan which designated Park Ridge as an Activity Centre (Industrial).

Amendment #1 of the SEQ Regional Plan saw the outputs of the MLNBSA incorporated into the SEQ Regional Plan and the Park Ridge site designated as a Major Development Area (MDA). Amendment #1 outlines the intent of the Park Ridge Major Development Area:

"The Urban Footprint in the Park Ridge, Boronia Heights, and Logan Reserve area is an extension south of the existing Urban Footprint for Logan. Park Ridge is expected to develop as an integrated urban community and enterprise precinct, providing employment opportunities to the surrounding community. It is expected the Park Ridge enterprise precinct will focus on knowledge – based industries and contain commercial offices, service industries, business parks, research parks and low-impact industrial uses, The Structure Plan for Park Ridge will ensure, where possible, that existing areas of significant biodiversity and endangered regional ecosystem are incorporated into open space corridors, buffering the enterprise precinct from urban communities and existing rural residential properties to the south. The Structure Plan for Park Ridge / Boronia Heights will ensure that existing rural residential properties are consolidated to create well-planned functional urban communities and enterprise precincts".

The SEQ Regional Plan requires every Council in South East Queensland to prepare a Local Growth Management Strategy (LGMS) to provide a planning framework for population growth over the next 20 years. Logan's draft LGMS outlines the following intent for the Park Ridge MDA:

The Park Ridge Major Development Area (MDA) develops as an integrated urban community and enterprise precinct, providing employment opportunities to the surrounding community. It ultimately accommodates 8,000 to 13,000 new jobs focused on the provision of knowledge-based industries (containing commercial offices, service industries, business parks, research parks and low-impact industrial uses) and provides for 12,000 dwellings, meeting Logan's entire greenfield target. It forms an extension to the southern footprint of the City, and is planned and designed in a manner that facilitates sustainable residential communities and employment areas; heavily promotes mixed-use development in appropriate locations; provides for the efficient provision of all necessary infrastructure; and protects corridors that have significant open space and environmental values.

The SEQ Regional Plan requires Councils to prepare structure plans for all MDAs and to have those structure plans endorsed by the regional planning Minister before development can commence. The Park Ridge Structure Plan project will facilitate the strategic planning of the Park Ridge MDA and will plan the consolidation of existing rural residential properties into integrated, well-planned, well serviced, functional urban communities, enterprise precincts and open space network.

The State government is currently undertaking a number of studies and investigations that may impact on the Park Ridge Structure Plan project. These include:

- A passenger rail to Greenbank / Flagstone along the main interstate rail corridor (Queensland Transport);
- An extension of the Gateway Motorway south of Browns Plains (Main Roads);
- Public transport investigations for the Mt Lindesay area (Queensland Transport);
- The Southern Regional Water Pipeline (Infrastructure); and
- Purified recycled water projects including the Western Corridor Recycled Water Main (Infrastructure).

Council's Vision for Park Ridge MDA

During the preparation of the draft Logan City Council LGMS, a draft vision and guiding principles for the Park Ridge MDA were identified by Council, to guide the development of the Structure Plan. The draft vision and guiding principles are included in the LGMS and outline Council's expectations for the greenfield development. Council's vision for the 2,400ha Park Ridge MDA is for:

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 30,000 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.

Objective

The Structure Plan for the Park Ridge MDA will be an integrated land use and infrastructure plan that details development intents, the use the form and urban design, key strategies and implementation, infrastructure needs and development sequence, and development assessment criteria (as part of SEQ Regional Plan and Planning Scheme), to guide the detailed site planning for the area.

The objective of the Park Ridge Structure Plan project is to prepare the Structure Plan for the Park Ridge MDA in accordance with the guidelines produced by the Office of Urban Management outlined in 'Implementation Guidelines # 4 – Structure Plans' dated October 2006, and to procure the regional planning Minister's endorsement of the Structure Plan and associated documents, so that development of the Park Ridge MDA can proceed.

Methodology

Consultation with land-owners and residents within the Park Ridge MDA and the broader Logan community is essential. The consultation is to occur at regular intervals over the duration of the project.

A Project Manager is to be engaged to manage the project on behalf of Logan City Council. The Project Manager is responsible to the Steering Committee. Independent specialist Consultants and internal resources to undertake important aspects of the project i.e. open space, urban design, employment and economic development, community infrastructure, engineering infrastructure etc are to be engaged as determined necessary by the Steering Committee.

The methodology for the project illustrating the linkage of technical studies, reports and consultation is shown in figure 1.

The methodology proposed for the Park Ridge Structure Plan Project ensures Logan City Council achieves the objectives outlined in the draft Local Growth Management Strategy (LGMS) relating to housing diversity, housing affordability, functional centres, integration of transport and land use, integrated urban open space, employment self-containment and well-planned, infrastructure-led, sequencing of development. The methodology facilitates:

- Innovations in the development of the MDA which provides Logan with housing, enterprise and open space network options that have not generally been associated with development of the City to date;
- A complete structure planning process which provides Logan with a comprehensive and workable solutions for the City to implement;

- Flexibility in the structure planning process which can accommodate major influences during the course of the project such as the inclusion of a Gateway Motorway extension or a Greenbank / Flagstone passenger rail; and
- A well-managed structure planning process which allows Logan time to respond with sound policy development and resolution.

The methodology provides flexibility in accommodating the challenges, demands and expectations that land-owners, residents, developers, special interest groups, agencies and other key stakeholders bring to the project. It ensures all stakeholders:

- Are aware of the potential of the MDA development;
- Have a say in the future development of the MDA through a wide variety of community engagement opportunities; and
- Are part of the process and that the process progresses in a timely manner to allow the majority of the community to participate and to engage meaningfully through the process.

As outlined in Figure 1, the Park Ridge Structure Plan Project has three stages:

Stage 1: Options Analysis;

Stage 2: Detailed Development;

Stage 3: Structure Plan Approval and Planning Scheme Amendment

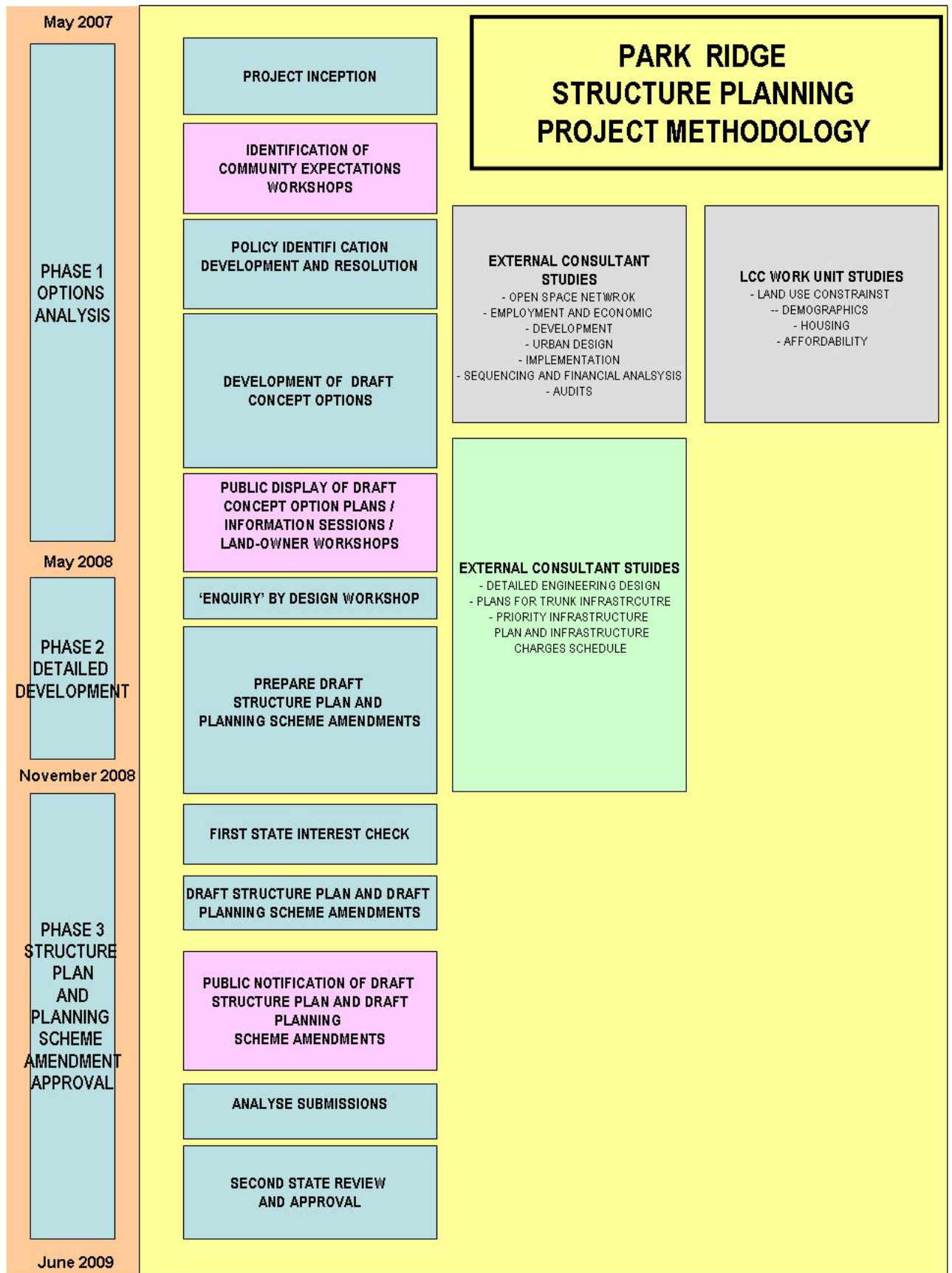


Figure 1: Park Ridge Structure Plan Project Methodology

Outcomes

The overall outcome of the Park Ridge Structure Plan Project will be the development of an integrated land use and infrastructure plan which optimises the potential of the future residential communities, enterprise precincts and open space networks of the MDA, to enable it to be an unique place in SEQ while minimising the costs of development;

Key sub-outcomes of this project include:

- Raised awareness amongst stakeholders as to the Park Ridge Structure Plan Project and the urban design potential of the Park Ridge MDA;
- Identification and protection of the natural features / values (and associated Planning Scheme requirements) that will impact on the potential of the Park Ridge MDA for development e.g. Q100 flood inundation, significant wildlife corridors, biodiversity including remnant vegetation, waterways, buffers, etc;
- Identification of Council and State agency requirements to service the Park Ridge MDA with trunk engineering and community infrastructure and to identify suitable sites and corridors to accommodate the necessary infrastructure;
- Identification of stakeholder issues with the various concept options and to mitigate these concerns where possible;
- Identification of the optimum sequencing of the Park Ridge MDA;
- Documentation of the structure planning investigation and decision-making process in a planning study report;
- Identification of elements to attach to the SEQ Regional Plan;
- Development of Logan Planning Scheme amendments including a PIP/ ICS mechanism to fund the provision of trunk infrastructure; and
- Identification of the financial implications of the sequencing of MDA development on Council.

Deliverables

The project deliverables for the Park Ridge Structure Plan Project include:

- Draft land use concept option plans;
- Draft Structure Plan;
- Final Structure Plan and Planning Study;
- Consultation Report;
- Plans for Trunk Infrastructure / Priority Infrastructure Plan / Infrastructure Charges Schedule / Infrastructure Agreements for the preferred settlement pattern;
- Elements that attach to the SEQ Regional Plan; and
- Logan Planning Scheme 2006 amendments.

The Consultation Report is to contain a summary of submissions received from key stakeholders, together with the subsequent analysis by the project team and recommendations of the Steering Committee.

The final Structure Plan is to be forwarded to the regional planning Minister.

Consultation

Community consultation will play an important role in the success of the Park Ridge Structure Plan project. The project is to undertake a number of activities to ensure land-owners, residents, businesses, developers, special interest groups and the general community are aware of the structure planning project and opportunities to have their input into the outcomes for the area. Activities are to include a series of newsletters, public displays, workshops and website updates.

It is proposed to convene a number of public displays at specified times throughout the Park Ridge Structure Plan Project including:

- Stage 1 workshops to identify community expectations;
- Stage 1 display of draft land use concept options, information sessions and land-owner workshops;
- Stage 3 display of the draft Structure Plan, draft Regional Plan amendments and draft Logan Planning Scheme amendments.

Written feedback from stakeholders is an important outcome of the public displays. It is proposed that the following means be used to solicit feedback from the community:

- Direct phone line to Logan City Council;
- Email address; and
- Postage paid reply envelope.

The feedback received from the workshops / public displays / information sessions is to be recorded, analysed and reported in the Consultation Report, prepared by the Project Managers.

Timing

Indicative timeframes for the Park Ridge Structure Plan Project include:

- Phase 1 Options Development (May 2007 – May 2008);
- Phase 2 Detailed Development (May 2008 – November 2008); and
- Phase 3 Structure Plan and Planning Scheme Amendments Approval (November 2008 – June 2009).

Governance of the Project

A Steering Committee comprising Councillors and senior officers from Logan City Council will provide guidance to the Park Ridge Structure Plan project.

The Steering Committee is the primary decision-making body for the project and will review all inputs, analysis and outputs.

Feedback

Any feedback or comments regarding the Park Ridge MDA Structure Plan should be referred to:

Park Ridge MDA Structure Plan Project
Logan City Council
City Administration Centre
150 Wembley Road
Logan Central QLD 4114

Or email to: parkridge@logan.qld.gov.au