



Vision and Guiding Principles for the Development of the Park Ridge Major Development Area

Vision

Logan City Council has a vision for the Park Ridge MDA to develop as integrated, sustainable urban communities and employment areas, catering for a population of about 30,000 people, and providing up to 8,000 to 13,000 jobs. It will feature urban communities offering diverse housing options, as well as a full range of community facilities, to ensure each community is well serviced with essential infrastructure and can function effectively as it develops. Contemporary and innovative urban design features will make the most of the natural assets of the area, ensuring the Park Ridge MDA is a desirable place to live.

Enterprise precincts will provide a diverse range of knowledge based employment opportunities, and will be integrated with the urban communities. Over time, these precincts are expected to develop into a major economic hub. As part of this vision, a key feature of the Park Ridge MDA will be a mixed-use business park where residential units, 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 will also provide recreation and sport facilities to serve the community. These facilities will be linked by safe 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.

Guiding Principles

The structure planning process is to ensure core Local Growth Management Strategy (LGMS) matters including housing needs and diversity, employment, urban open space, integrated transport and sequenced infrastructure are incorporated into the Park Ridge MDA structure plan. The following guiding principles detail the expectations of Council and the community for the Park Ridge MDA.

1. Residential Communities

The Park Ridge Major Development Area will be developed to -

- (a) deliver high standards of residential amenity, making provision for sustainable urban design outcomes and a variety of housing styles and types to meet diverse community needs; and
- (b) integrate with the surrounding residential suburbs of Logan,; and
- (c) address the potential phasing out of rural residential development and the intended sequencing of this, and provide for new layouts that promote safe non-motorised connections to schools, centres, employment precincts and open space, including recreation and sports parks; and
- (d) provide for innovation, energy efficiency and sustainability in the design and construction of residential buildings; and
- (e) protect the health, safety and property of the residential community from-
 - i. crime and anti-social behaviour;
 - ii. natural hazards; and
 - iii. incompatible development.

2. Employment precincts

The Park Ridge Major Development Area will be developed to -

- (a) provide for a new Specialist Activity Centre (Economic) based on transit oriented development principles, and having an area in the order of 650 hectares incorporating a business park, industrial, retail and other centre uses ; and
- (b) ensure that the location of the Park Ridge employment areas will not adversely impact on residential amenity; and
- (c) ensure that the Specialist Activity Centre (Economic) develops as a regionally significant employment generating area; and
- (d) integrate residential, commercial, retail and lifestyle attractions; and
- (e) achieve an employment target in the order of 8,000 - 13,000 jobs, which is focused on the provision of knowledge-based industry employment, and comprises business activities and low-impact industrial uses; and

- (f) provide a regional focus for knowledge-based industries, through the addition of higher order skills training and locating a knowledge-based industry skills centre in the Specialist Activity Centre (Economic), which could offer trade and technical skills training; and
- (g) provide appropriate buffers and setbacks to minimise the impacts caused by the proximity of employment areas particularly industrial uses, to adjacent residential uses.

3. Urban open space

The Park Ridge Major Development Area will be developed to -

- (a) provide for an urban open space network that not only protects areas of significant biodiversity and endangered regional ecosystems but includes recreation and sports parks, trails, cycleways and waterways, to cater for diverse community needs and to ensure the liveability of the area; and
- (b) provide for the linking of the urban open space network and urban landscape areas, the protection of the riparian values of waterways and the design and development of a number of district wildlife corridors, including conservation values.

4. Transport

The Park Ridge Major Development Area will be developed to -

- (a) maximise sustainable transport; and
- (b) ensure that the cost of future transport corridors and infrastructure is provided through a Priority Infrastructure Plan framework; and
- (c) function as a transit oriented community (TOC), based on the proposed extension of the bus commuter services south from Browns Plains along the Mt Lindesay Highway transit corridor, with the main Activity Centre being located close to the Mt Lindesay Highway and the new park'n'ride facility; and
- (d) maximise access to both north-south commuter bus services and east-west cross-city services; and
- (e) allow for a further transit oriented community to be developed with the extension of passenger services between Salisbury to Flagstone/Greenbank along the existing interstate rail corridor; and
- (f) mitigate the potential adverse impacts caused by any extension of the Gateway Motorway, through the imposition of appropriate buffers and/or engineering solutions (cut and cover??).

5. Infrastructure

The Park Ridge Major Development Area will be developed to -

- (a) incorporate innovative measures to ensure cost-effective infrastructure for this new community; and
- (b) facilitate the provision of essential community infrastructure including health, education and training, police and emergency services, energy and telecommunications infrastructure and non government services; and
- (c) provide for the co-location of essential community infrastructure including -
 - i. emergency services and law enforcement; and
 - ii. child care, preschool, primary and secondary education; and
 - iii. skills training facilities and enterprise; and
 - iv. community health and social services; and
 - v. libraries, community facilities and entertainment; and
- (d) take account of the outcomes of two current SEQIPP investigations being -
 - i. the Gateway extension south of Browns Plains; and
 - ii. the passenger rail extension to Greenbank/Flagstone; and
- (e) cater for the allocation for all trunk water, wastewater, recycled water, waste facilities, stormwater, water quality measures, energy, telecommunications and community infrastructure requirements; and
- (f) ensure efficiency of the water network design; and
- (g) ensure the provision of bulk potable water to service the area which has been allocated from the Southern Regional Pipeline (SRP); and
- (h) provide for a complete new trunk sewer and upgrade of the Loganholme Water Pollution Control Centre in the short-term; and
- (i) provide for the long-term cost-effective conveyance and treatment of wastewater generated; and
- (j) provide for the potential to link the Loganholme Water Pollution Control Centre to the Western Corridor Recycled Water Pipeline to influence the long-term wastewater treatment and distribution network solution; and
- (k) in accordance with a Priority Infrastructure Plan (PIP).

6. Sequencing

The sequencing of development is dependent on the rollout of engineering and social infrastructure to service the area, and will be funded through:

- i. a Priority Infrastructure Plan;
- ii. Infrastructure Charges Schedule (provision by developers); and
- iii. direct funding from government.