

# PARK RIDGE SOUTH + CHAMBERS FLAT GENERAL PLANNING LAYOUT STUDY REPORT

MARCH 2018



**LOGAN**  
CITY COUNCIL

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## ABBREVIATIONS

<b>AEP</b>	:	Annual exceedance probability
<b>DA</b>	:	Development application
<b>DMA</b>	:	Demand management area
<b>EP</b>	:	Equivalent person
<b>GPL</b>	:	General Planning Layout
<b>LGIP</b>	:	Local Government Infrastructure Plan
<b>LPS</b>	:	Logan Planning Scheme 2015
<b>MGR</b>	:	Minister's Guidelines and Rules
<b>PIA</b>	:	Priority Infrastructure Area
<b>PRC</b>	:	Park Ridge Connector
<b>PRS</b>	:	Park Ridge South
<b>PSP</b>	:	Planning Scheme Policy
<b>SEQ</b>	:	South East Queensland
<b>TMR</b>	:	Department of Transport and Main Roads
<b>WWTP</b>	:	Wastewater treatment plant

# 1 EXECUTIVE SUMMARY

The Park Ridge South and Chambers Flat plan area (the plan area) is identified as Emerging community zone in the Logan Planning Scheme 2015 (the planning scheme). This zone is used to identify land intended for an urban purpose in the future, protect this land from incompatible uses, and provide for the timely conversion of non-urban land to land for urban purposes. The zone is therefore considered a 'holding zone' for future urban development and development applications will be impact assessable.

Council is yet to conduct detailed land use or infrastructure planning for the plan area. Even with developers preparing their own structure plan, a lack of comprehensive planning for the area limits Council's ability to deliver a coordinated layout for the area. This poses the risk of development occurring in a fragmented, in cohesive manner and the resulting infrastructure network being inefficient and unduly costly.

A General Planning Layout (GPL) presents the preferred dominant land uses and indicative road network, offering a mechanism to mitigate the above as it requires developers to align their proposals with the broad framework provided by the GPL.

Implementing the GPL requires amending the planning scheme in accordance with the state government provisions. This amendment to the planning scheme will qualify as a major amendment which involves community consultation.

According to the 2016 census, Park Ridge South and Chambers Flat are currently home to approximately 4,100 people and 1,400 dwellings. The draft plan area comprises approximately 370 properties and accommodates approximately 1,000 residents. The draft GPL guides development for the plan area for almost 4,400 homes, almost 13,000 residents and open space. The overarching objective for the draft GPL is to provide for a healthy, vibrant future community within a quality environment.

The draft plan proposes three different residential precincts to provide for housing diversity in the area. These precincts reflect those included in the planning scheme for the Low density residential zone, being the Large suburban precinct, Village precinct and Suburban precinct.

To support the proposed housing in the area it is envisaged that two neighbourhood centres may be required. Neighbourhood centres are small scale convenience centres which may include small scale shops and services to meet the daily and weekly needs of the community. The exact location of new centres will need to be determined as development is undertaken in the area.

The draft plan supports the state government's identified enterprise precincts located at Park Ridge, being a major enterprise and industrial area. Accordingly, an area of approximately 70ha in size has been earmarked for mixed use development adjoining the proposed Park Ridge Connector (PRC).

The draft plan identifies environmental management and conservation areas. These areas are constrained and have been based on the flood, waterway, wetland, biodiversity corridor and primary vegetation management areas identified in the overlays of the planning scheme. The draft plan does not change the existing planning scheme overlays.

Detailed assessments of park, water, wastewater and stormwater infrastructure requirements for the future development of Park Ridge South and Chambers Flat must be undertaken by developers as part of development application lodged within the area. The draft plan identifies indicative work that may be required to be undertaken by as part of the development assessment process in the future.

## 2 INTRODUCTION

The Park Ridge South and Chambers Flat Area (the plan area) has in recent years been subject to significant interest from the development industry. This is reflected by the number of development applications (DAs) submitted within the area. This interest is driven by lower land values compared with neighbouring properties located inside the Priority Infrastructure Area (PIA), combined with the large sized lots available within the plan area and is a trend expected to continue.

The plan area is identified as Emerging community zone in the Logan Planning Scheme 2015 (the planning scheme). In accordance with the planning scheme, the Emerging community zone is not to be developed until detailed land use and infrastructure planning has been completed for the area and approved by Council. In the absence of detailed planning, section 61 of the *Planning Act 2016* requires developers to prepare their own structure plan when submitting a development application (DA) in this zone. Council is yet to conduct detailed land use or infrastructure planning for the plan area. Even with developers preparing their own structure plan, a lack of comprehensive planning for the area limits Council's ability to deliver a coordinated layout for the area. This poses the risk of development occurring in a fragmented, in cohesive manner and the resulting infrastructure network being inefficient and unduly costly.

A General Planning Layout (GPL) presents the preferred dominant land uses and indicative road network. It offers a mechanism to mitigate the above as Council has the ability to require developers to align their proposals with the broad framework provided by the GPL.

### 2.1 Purpose of this document

The purpose of this document is to present the draft GPL for the plan area which comprises the following:

- The planning undertaken;
- Site assessment (i.e. zoning, current land uses, constraints, etc.);
- Past and current development activity;
- Preferred land uses; and
- Infrastructure.

### 2.2 Legal status and effect of the draft GPL

The draft GPL will be included in two parts of the planning scheme, being the:

- Strategic framework – Section 3.3 (Settlement pattern) to establish the specific outcomes to be achieved. This will provide Council with the ability to achieve the overall intent of development in the area (e.g. residential densities).
- Planning Scheme Policy 5 (PSP 5) – Section 7.2 to depict the indicative future road network. This will provide Council with the ability to impose conditions requiring provision of the intended movement network.

## 3 CONTEXT

### 3.1 Location

The plan area is located within the urban footprint as defined in the South East Queensland Regional Plan 2017, *ShapingSEQ*. The urban footprint includes existing urban areas and land with potential for new urban development, accommodating for South East Queensland's (SEQ) urban development needs to 2041.

The plan area is positioned south of the Park Ridge Structure Plan area. The Park Ridge Structure Plan caters for a residential population and employment of approximately 30,000 and 13,000 people respectively. The plan area is considered a logical extension of the Park Ridge Structure Plan Area and the draft GPL is prepared in such a manner that the land uses and indicative road network integrate with those that are provided for in the Park Ridge Structure Plan.

To the east of the plan area is Logan Reserve. The Logan Reserve GPL was adopted in 2017 and identifies the preferred dominant land use as low density residential. The Logan Reserve GPL provides for three precincts which generally allows for a gradual transition from small lots in the north (Small lot precinct), medium size lots in the mid region (Suburban precinct) and larger lots (Village precinct) in the southern areas.

The land to the south of the plan area is zoned as Rural residential and falls in the Park living precinct.

The plan area is located outside Logan's Priority Infrastructure Area (PIA). The PIA identifies the area where Council gives priority to the provision of trunk infrastructure to serve future urban development, and is the area planned to be served by the trunk infrastructure identified in the Local Government Infrastructure Plan.

Map 1 provides a strategic perspective on the location of the plan area in context of the above.

A significant feature that will impact the development options and design is the alignment of the Park Ridge Connector (PRC), which will provide connectivity for residential and industrial development in Crestmead and Park Ridge, as well as centres to the south such as Flagstone and Yarrabilba. It is estimated, by the state government, that this road will not be required for 20 years or more.

### 3.2 Zoning

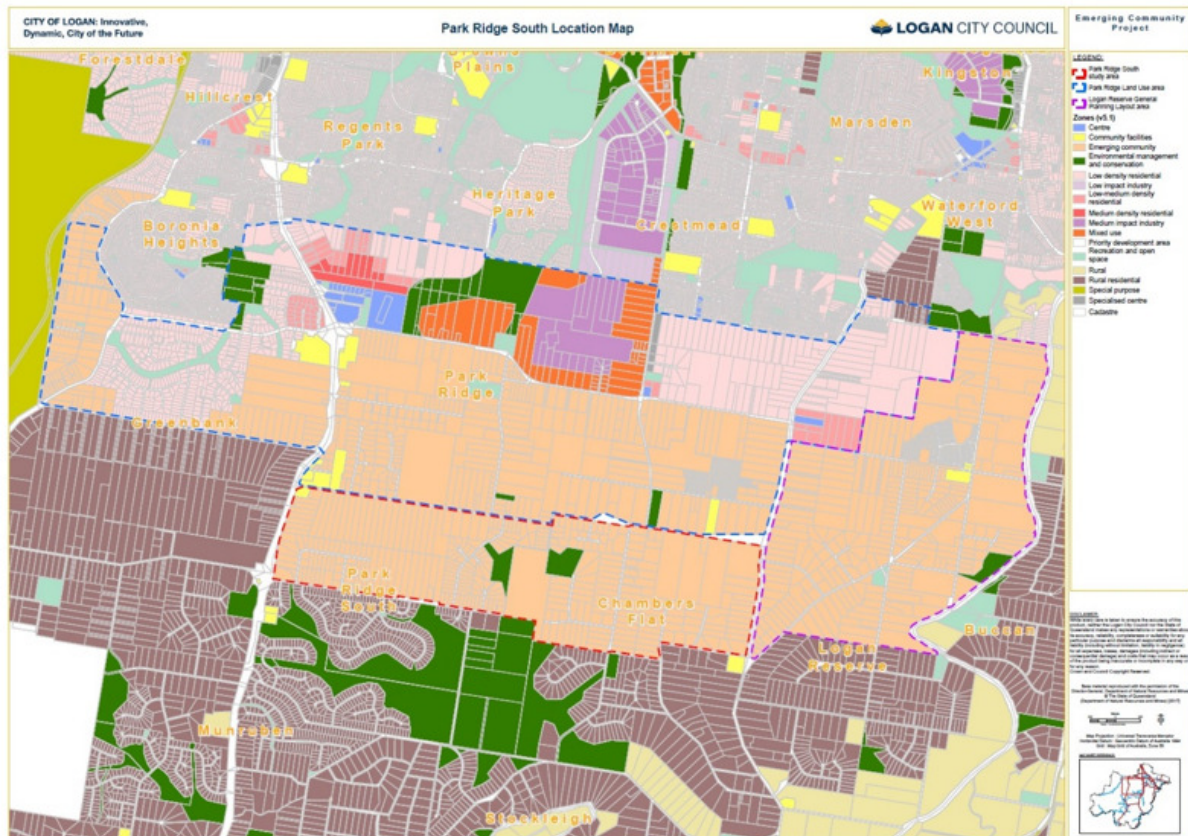
The plan area is currently zoned as Emerging community. Under section 6.2.3 of the Logan Planning Scheme 2015 (LPS), the purpose of the Emerging community zone is to:

- identify land that is intended for an urban purpose in the future;
- protect land that is identified for an urban purpose in the future from incompatible uses; and
- provide for the timely conversion of non-urban land for urban purposes.

The zone is therefore considered a 'holding zone' for future urban development and is subject to detailed land use and infrastructure planning by Council.



### Map 1 - Location of Logan's General Planning Layouts





## 4 PROCESS TO PREPARE THE DRAFT GPL

The GPL involves amending both the Strategic Framework and PSP of the planning scheme in accordance with the provisions of the Minister's Guidelines and Rules (MGR). This amendment to the planning scheme will qualify as a major amendment, which involves the following steps:

- **Step 1** – Council decides to prepare the GPL.
- **Step 2** – Council prepares the GPL.
- **Step 3** – Council submits the GPL to the state government for review.
- **Step 4** – The state government assesses the proposed GPL to confirm alignment with state interests and may seek changes to the GPL to address such interests. Council can decide to make the changes and re-submit the GPL to the state government.
- **Step 5** – The state government endorses the proposed GPL and advises that Council may commence public consultation in accordance with the communication strategy.
- **Step 6** – Council commences public consultation in accordance with the communication strategy endorsed by the state government.
- **Step 7** – Council prepares a consultation report that documents the outcome of the public consultation and decides how the GPL will progress. This may involve amending the GPL to reflect the outcomes of the public consultation.
- **Step 8** – Council submits the GPL to the state government for second interest check
- **Step 9** – The state government undertakes the second state interest check.
- **Step 10** – The state advises Council whether the amendment can be adopted and if there are any conditions to be met.
- **Step 11** – Council adopts the amendment.

As part of the public consultation phase a booklet was prepared comprising text and maps to provide information on:

- The background.
- The policy and legislative environment.
- The consultation process.
- The preferred land uses and indicative road network.
- An overview of:
  - the various residential precincts with photographs indicating how the outcome may appear;
  - the indicative road layout;
  - infrastructure provision;
  - the environmental and conservation area.

## 5 SITE ASSESSMENT

### 5.1 Site character

The plan area is rectangular in shape, with a land area of 725.1 hectares. The lots are generally rectangular in shape and vary in size between about 8,000m<sup>2</sup> and 40,000m<sup>2</sup>.

### 5.2 Topography

The plan area is relatively flat with no area having a gradient of more than 15% and is not affected by the Landslide hazard and steep slope overlay code.

### 5.3 Zoning and land use

The plan area is zoned Emerging community with the exception of two properties zoned as Environmental management and conservation and a property on the corner of the Mt Lindesay Highway service road and Rosia Road zoned as Community facilities (church) (refer Map 1).

Currently, the plan area predominantly comprises rural residential style development with some farming and horticulture activities.

### 5.4 Intensive horticulture

A number of the lots are used for intensive horticulture, producing vegetables such as cucumbers. The locations of such uses are:

- 220-226 Granger Road
- 162-174 Koplick Road
- 67-71 Flesser Road
- 17-31 Rundula Road
- 78-82 Flesser Road
- 68-75 Flesser Road
- 66 Flesser Road
- 60-64 Flesser Road
- 58 Flesser Road
- 76-94 Koplick Road
- 321-331 Holloway Road
- 1-17 Sungold Road

The presence of intensive horticulture affects urban development as a 300m separation buffer is required. It is noted, however, that some of the operations may have discontinued.

Notably, no poultry farms exist in the plan area.

### 5.5 Road infrastructure

Sylvan Road and Flesser Road run in a north – south direction through the area, connecting Rosia Road with Granger Road, and Koplick Road with Grey Gum Road.

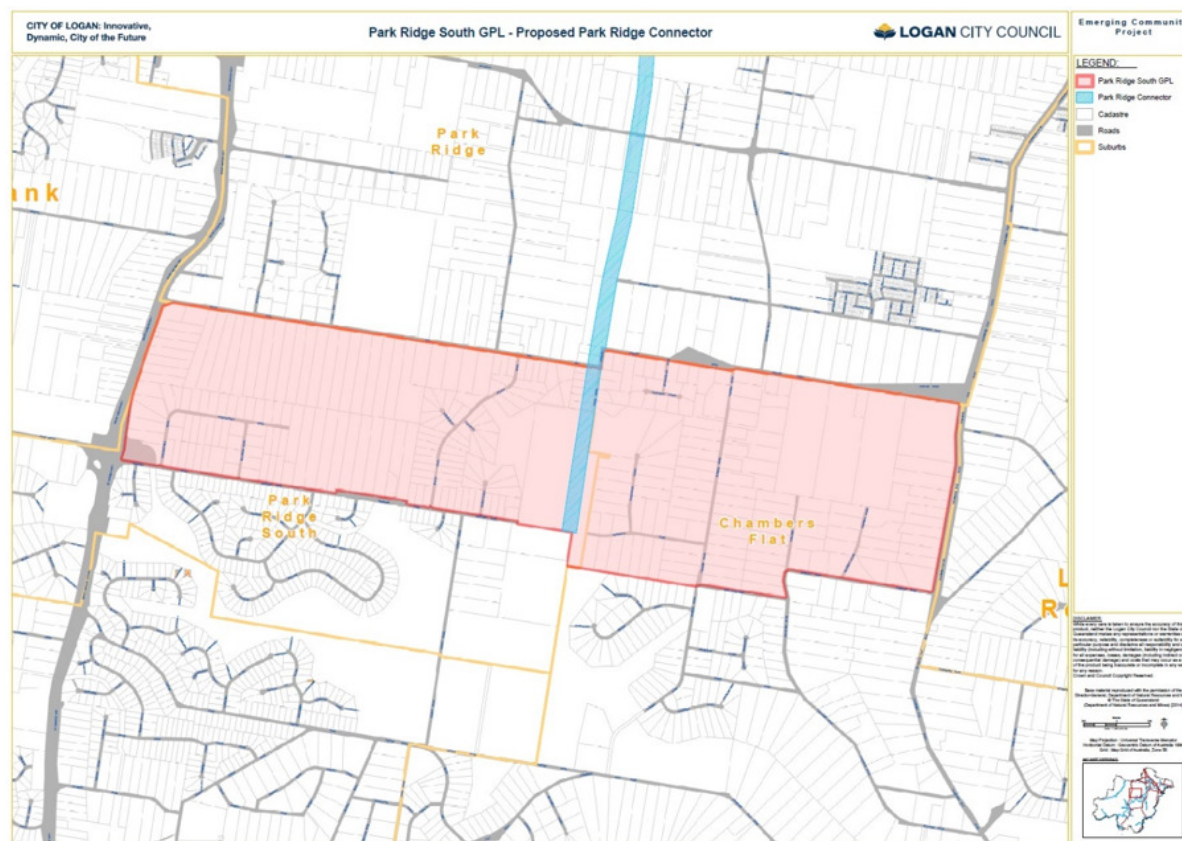
Smaller roads in the plan area include Chesterfield Road, Solandra Road, Gardenia Court, Pollen Court, Botany Court, Virgil Road, Springfields Road, Coolaroo Court, Rundalua Road, Danaraga Court, Holloway Road and Andrews Court.

The PRC is a transport corridor proposed by the Department of Transport and Main Roads (TMR). The proposed road extends from Wembley Road in the north, traverses Browns Plains Road, through the Crestmead Industrial Area, Park Ridge and the plan area, connecting to Granger Road.

The purpose of the PRC is to connect planned communities at Park Ridge, Flagstone and Yarrabilba with services and employment.

A preferred corridor has been identified by TMR for preservation and will be protected from development until it is required for the future state transport network.

**Map 2 – Location of Park Ridge Connector**



The PRC transport corridor was originally identified in the *South East Queensland Regional Plan 2009-2031* and the *Connecting SEQ 2031- An Integrated Regional Transport Plan for South East Queensland* as a strategic road needed to support a number of planned urban growth areas. The PRC is also shown in *ShapingSEQ*. The actual construction of the road will not be required for 20 years or more<sup>1</sup>.

## 5.6 Development constraints

### 5.6.1 Acid sulphate soils

Limited parts of the plan area, that fall entirely inside the biodiversity corridor, are affected by acid sulphate soils. Only a small area of land located on the corner of Sungold Road and Chambers Flat Road, falling outside the biodiversity corridor, is affected.

### 5.6.2 Biodiversity area

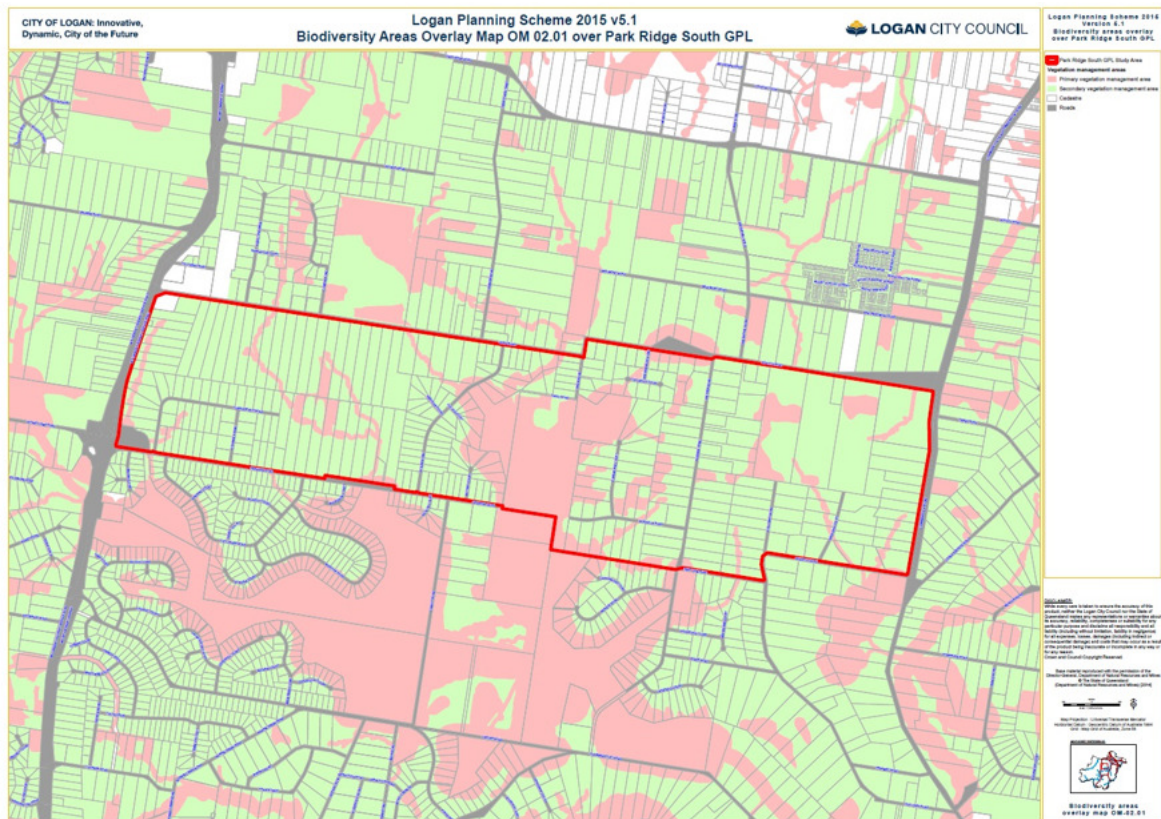
The entire study area is identified within the Biodiversity area overlay. The purpose of the code is to connect biodiversity corridors, protect and enhance habitat values and ecosystem functions and protect scenic amenity values. This will be achieved through development protecting and enhancing habitat values and biodiversity corridors, native vegetation in the primary vegetation management area, native trees and native habitat trees in the secondary vegetation management area, wildlife habitat and movement and landscape values. The plan area is largely covered by secondary vegetation

<sup>1</sup> More information on the PRC can be found at <https://www.tmr.qld.gov.au/Projects/Name/P/Park-Ridge-Connector>.



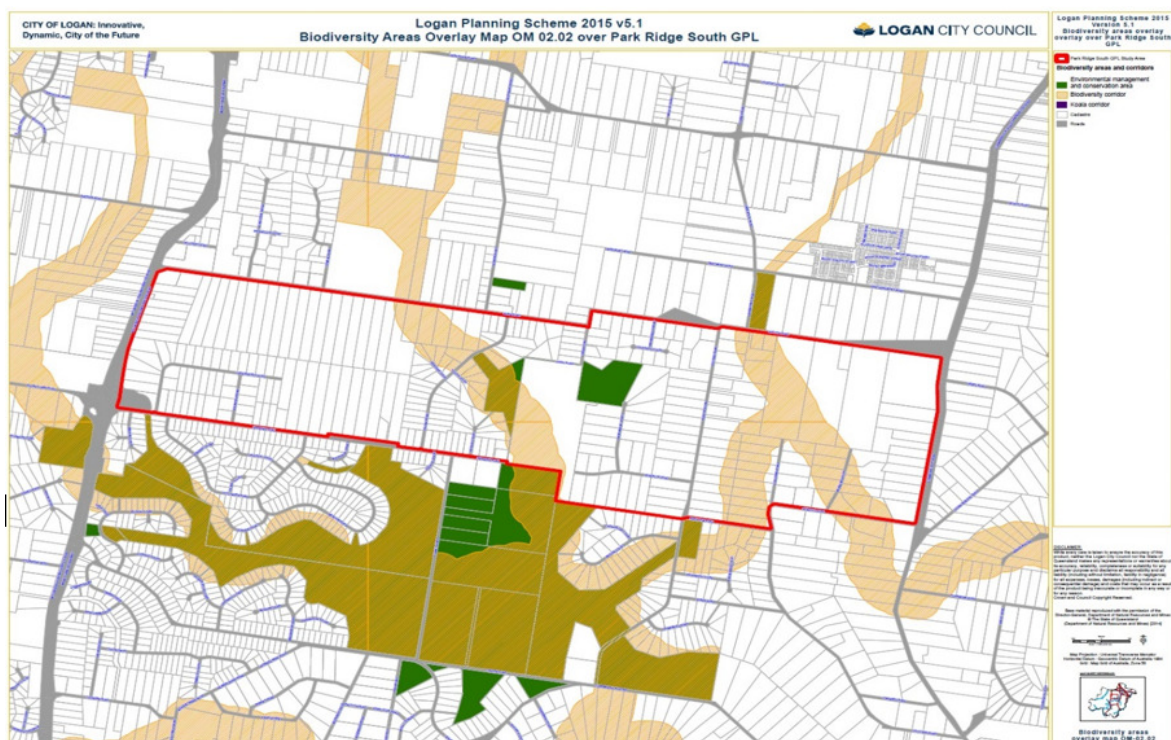
management area with areas of primary vegetation through the middle of the plan area and following waterways and wetland areas.

### Map 3 – Primary and secondary vegetation management areas



The biodiversity corridor is designed to provide for habitat links, facilitate safe wildlife movement and wildlife refuge, enhance habitat values and an area to rehabilitate.

### Map 4 – Biodiversity corridors and environmental land areas

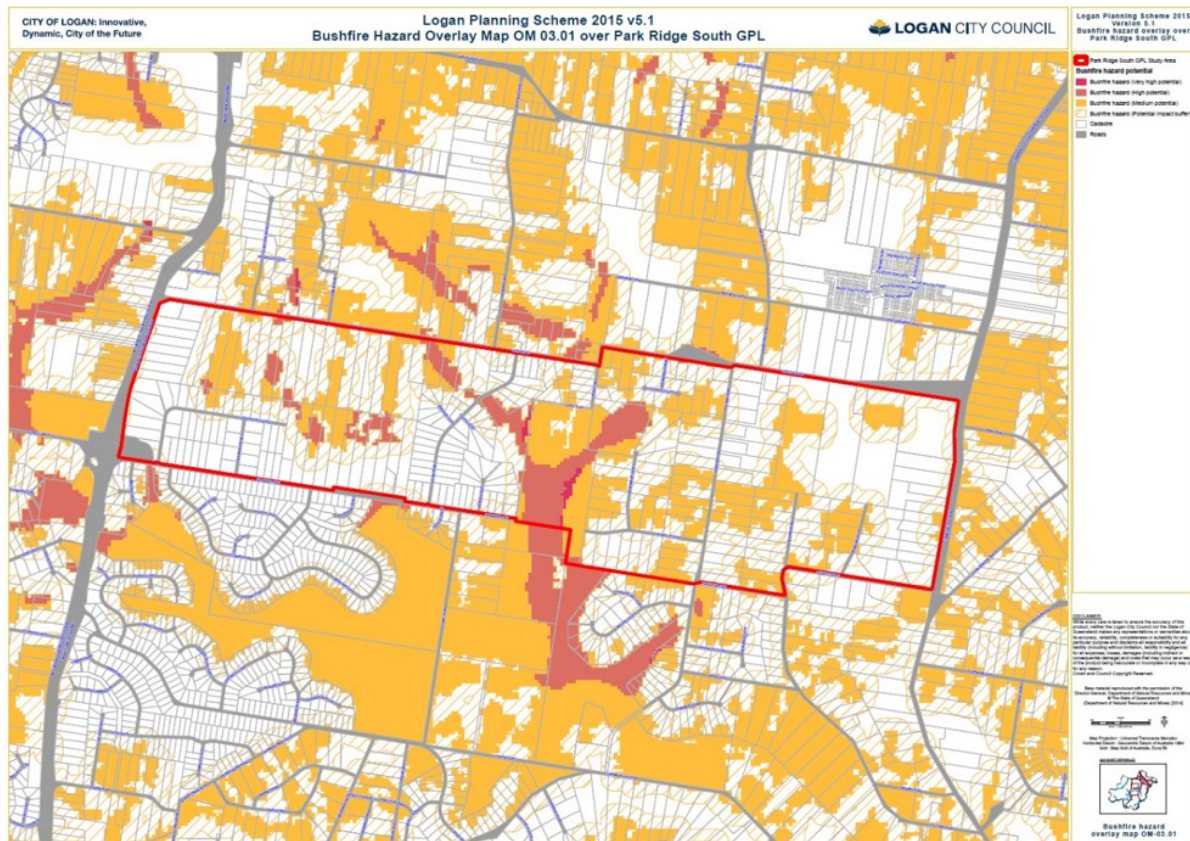




### 5.6.3 Bushfire hazard area

A significant part of the Park Ridge South study area is designated as a Bushfire hazard area, with the majority of this being included in the Medium bushfire risk area. Some pockets of land are identified as having a High bushfire risk. It is noted that the current Bushfire hazard overlay reflects the state government mapping.

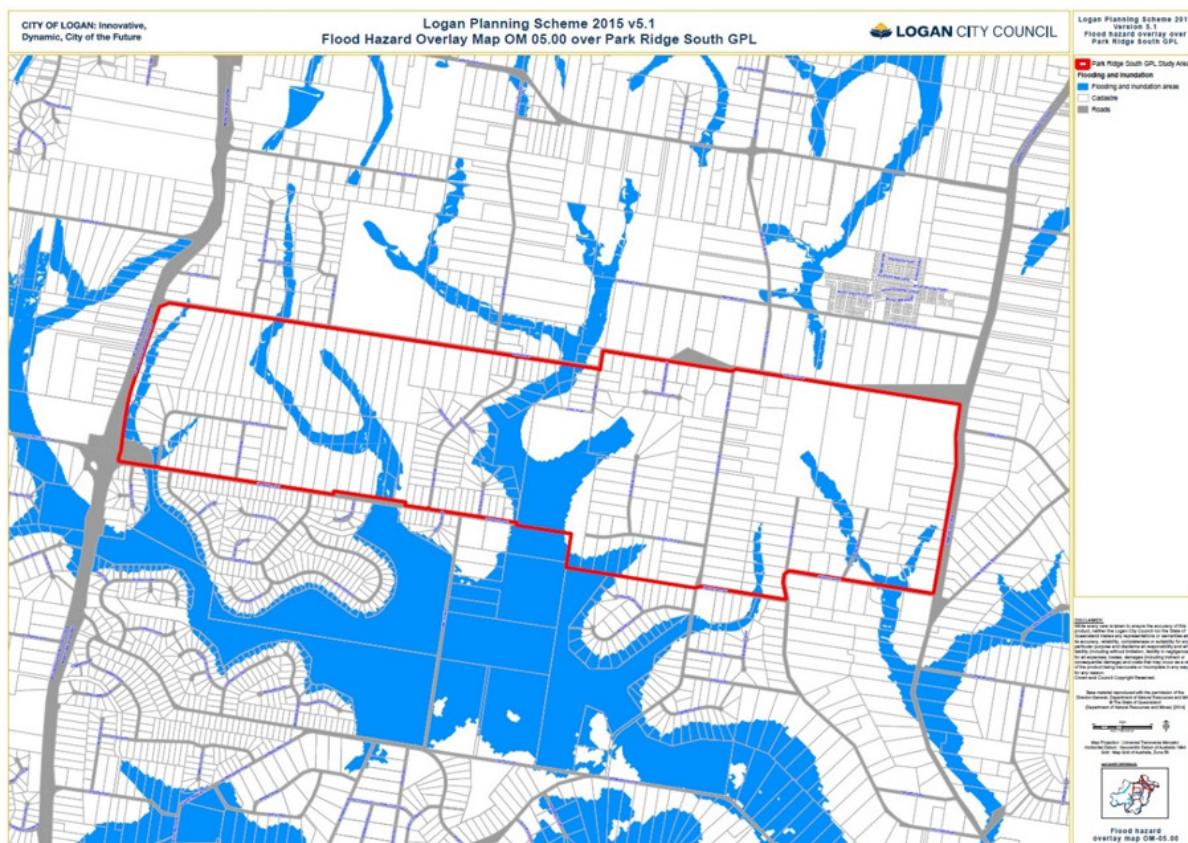
**Map 5 – Bushfire hazard area**



### 5.6.4 Flood affected land

Urban development should be avoided in areas below the 1% annual exceedance probability (AEP) flood level (i.e. Q100 level). By comparison, vulnerable uses such as hospitals, major electricity infrastructure and residential care or retirement facilities cannot occur in areas below the 0.2% AEP flood level. Certain non-urban uses such as recreation uses, however, can be allowed as long as they meet the desired standards of service (DSS) (e.g. the minimum post flood immunity for parks).

**Map 6 – Flood hazard area**



### 5.6.5 Heritage

There are no identified heritage sites in the plan area.

### 5.6.6 Extractive resources

There are no identified extractive resource sites in the plan area.



## 6 GENERAL PLANNING LAYOUT

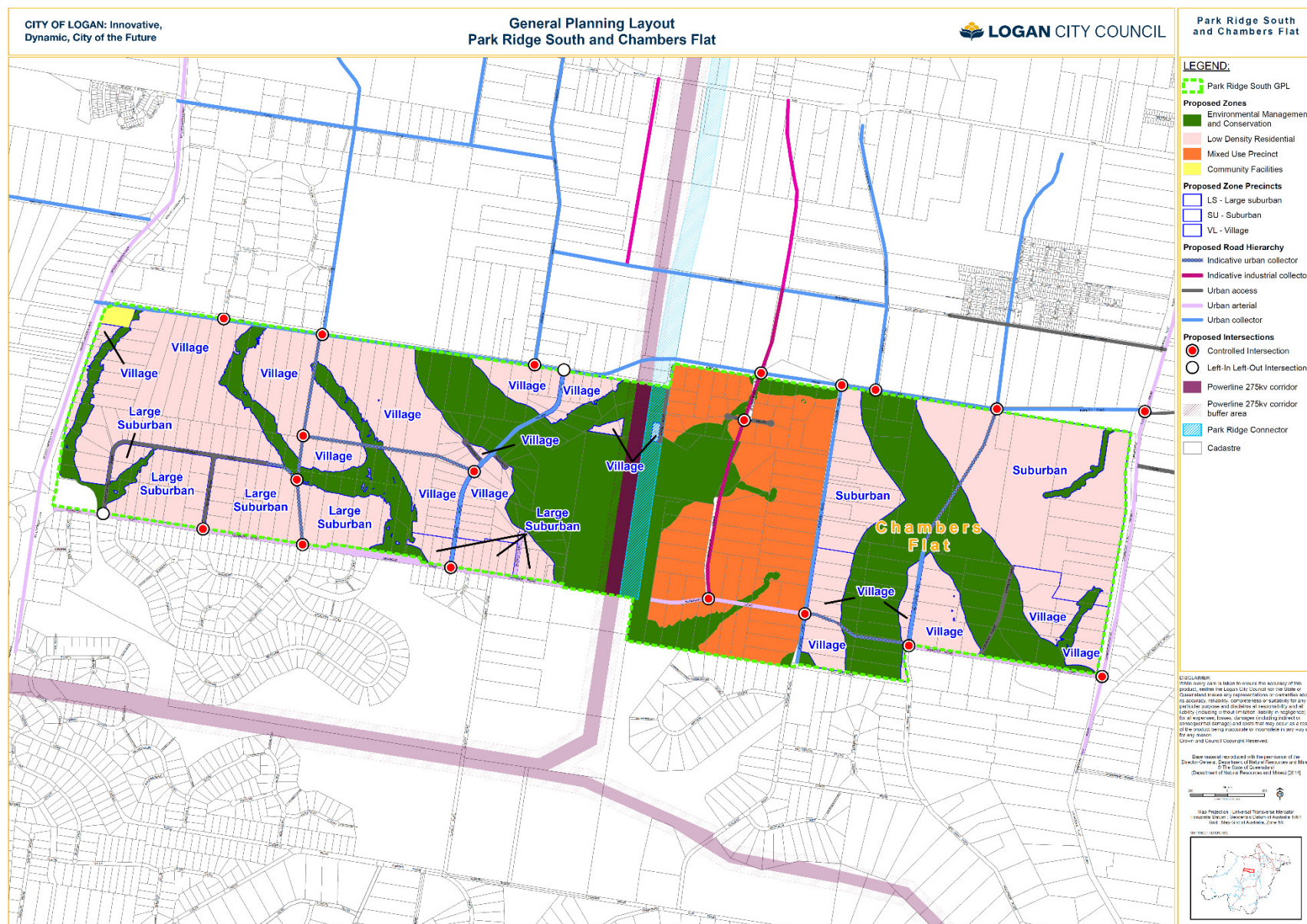
According to the 2016 census, Park Ridge South and Chambers Flat are currently home to approximately 4,100 people and 1,400 dwellings. The draft plan area comprises approximately 370 properties and accommodates approximately 1,000 residents. The draft GPL guides development for the plan area for almost 4,400 homes, almost 13,000 residents and open space. The overarching aim for the draft GPL is to provide for a healthy, vibrant future community in a quality environment.

The major objectives of the draft GPL accord with state government requirements and are identified below:

- high quality residential communities;
- diversity of housing forms that achieve the residential densities proposed in the regional plan (15-25 dwellings per hectare);
- highly connected neighbourhoods within a safe and walkable environment, integrating land use and transport outcomes and maximising accessibility to future public transport;
- a street network that is easy to navigate and facilitates adequate parking outcomes and active frontages;
- a sustainable pattern of development which protects key environmental values; and
- infrastructure networks provided in an efficient, considered, timely and financially responsible manner.

To achieve the above, the draft GPL indicates the preferred and dominant land uses and an indicative road network.

### Map 7 – Proposed Park Ridge South and Chambers Flat General Planning Layout



## 6.1 Land use

The draft GPL provides three land uses, namely residential, mixed use and environmental management. The subsections below provide more information on each of these uses.

### 6.1.1 Low density residential zone

The draft GPL proposes three different residential precincts to achieve the target set by state government (15-25 dwellings per hectare) and specifically to match the lot sizes surrounding the plan area (i.e. Park Ridge to the north, the Rural residential zone in the south, and the precincts specified in Logan Reserve to the east).

This integration with the surrounding area is achieved through the provision of the following precincts of the Low density residential zone (refer Map 8):

Precinct	Minimum lot size	Average lot size
Suburban precinct	350m <sup>2</sup>	500m <sup>2</sup>
Village precinct	500m <sup>2</sup>	600m <sup>2</sup>
Large suburban precinct	1,000m <sup>2</sup>	No minimum

Residential densities throughout the plan area generally decrease heading from east to west. Higher residential densities, such as the Suburban precinct, are located closer to available infrastructure in the area.

Lower residential densities, such as the Large suburban precinct, are concentrated towards the south of the plan area, to align with the character and development expectations of adjoining rural areas.

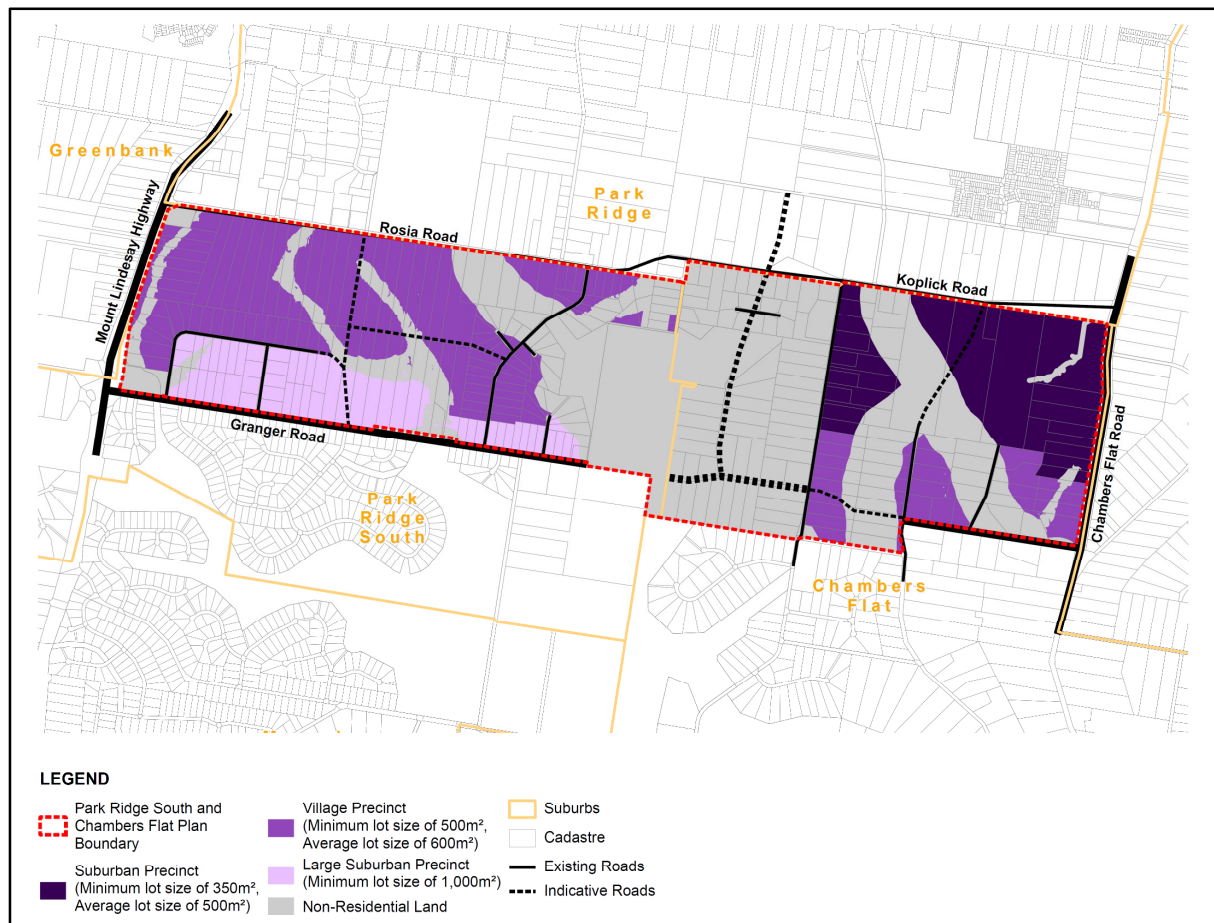
The Large suburban precinct will be characterised by detached houses on lots with a minimum lot size of 1,000m<sup>2</sup> (approximately one quarter of an acre) and a proposed density of 10 dwellings per hectare. This precinct comprises 10% of the draft plan area.

The Village precinct will be characterised by detached houses on lots with an average lot size of 600m<sup>2</sup>, minimum lot size of 500m<sup>2</sup> and a proposed density of 16.5 dwellings per hectare. This precinct comprises 51% of the draft plan area.

The Suburban precinct will be characterised by primarily detached houses on lots with an average lot size of 500m<sup>2</sup>, minimum lot size of 350m<sup>2</sup> and a proposed density of 20 dwellings per hectare. Well-designed attached housing close to future key transport routes (to be provided by Translink) and other infrastructure may also be possible in this precinct. This precinct comprises 19% of the draft plan area.

This mix of precincts achieves a density of 16.3 dwellings per hectare which satisfy the target set in *ShapingSEQ* of 15 – 25 dwellings per hectare.

**Map 8 – Proposed residential precincts**





### 6.1.2 Mixed use zone

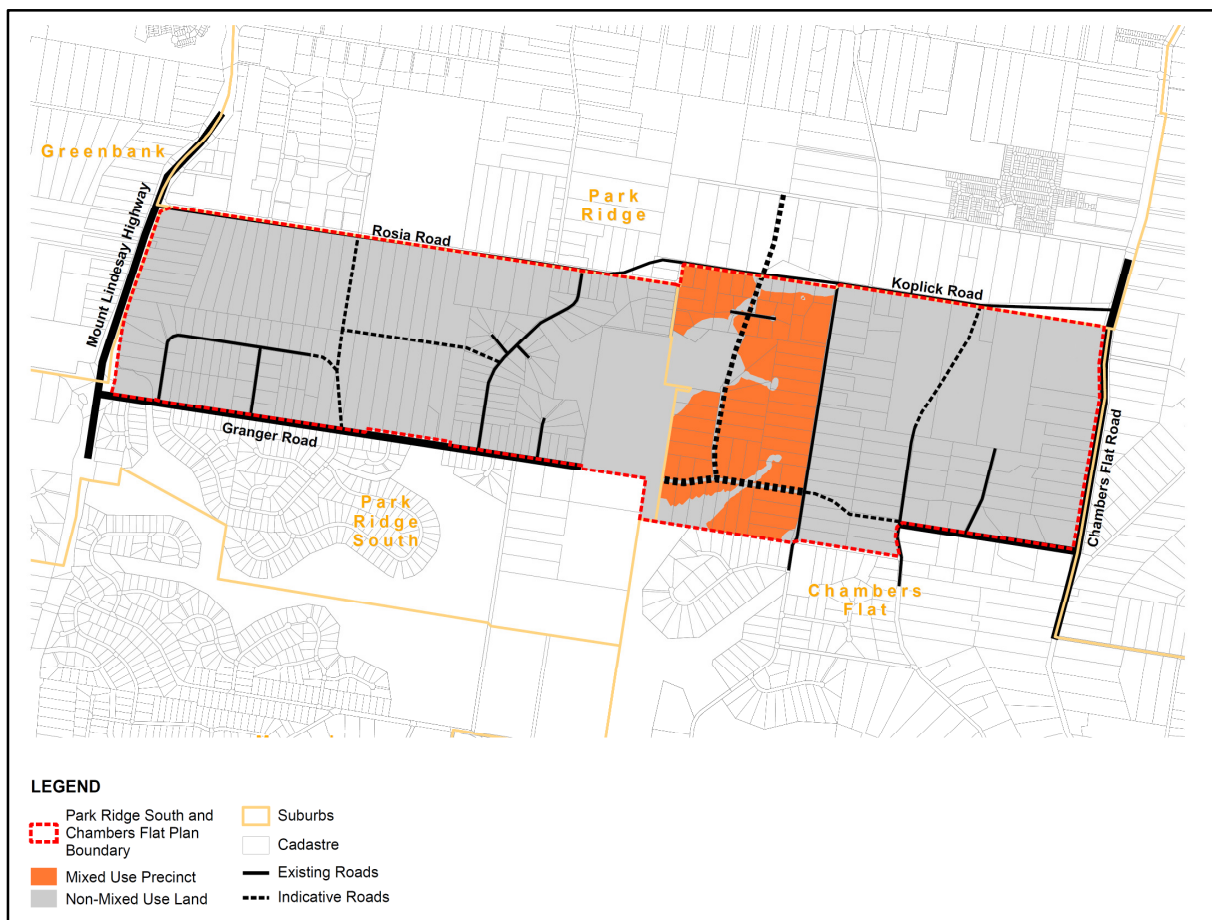
In 2006, the state government identified four enterprise precincts located at Park Ridge, North Maclean, Yarrabilba and Flagstone. The identified enterprise precinct at Park Ridge is approximately 650 hectares and is to accommodate a wide variety of commercial offices, service industries, business parks, research parks and low-impact industry. The intention of the enterprise precinct is to attract white collar knowledge-based industries so that future residents have multiple options for employment.

The Park Ridge Structure Plan, adopted by Council in 2011 and located in the planning scheme, reinforces the requirements of the state government and identifies approximately 650 hectares of land to accommodate a full range of enterprise activities in appropriate locations in Park Ridge.

Further, the regional plan identifies Park Ridge as a major enterprise and industrial area accommodating medium-impact and high-impact industries and other employment uses associated with, or with access to state transport infrastructure. These areas are major drivers of economic growth. They are either significant in size or have the potential to expand to provide for industry and business activity clusters of regional and state significance.

The draft GPL supports this principle of Park Ridge as a major enterprise and industrial area. Accordingly, an area of approximately 70ha in size has been earmarked for mixed use development adjoining the proposed PRC (refer to Map 9).

**Map 9 – Proposed Mixed use zone**



### 6.1.3 Environmental management zone

The draft GPL identifies environmental management and conservation areas. These areas are constrained and have been based on the flood, waterway, wetland, biodiversity corridor and primary vegetation management areas identified in the overlays of the planning scheme. The draft GPL does not change the existing overlays.

The overlays and mapped constraints reflected by the environmental management and conservation areas have been identified to protect human life and property from natural disasters, as well as to preserve important aspects of the natural environment. Limited development within these areas may still be possible, but will be subject to detailed investigation and mitigation measures if deemed appropriate during the development assessment process for a new development application.

**Map 10 – Environmental Management zone**





## 7 RETAIL

There are currently no centres within the draft GPL area, with residents fulfilling all their retail needs at nearby centres in Park Ridge and major centres elsewhere in Logan City. The projected population is sufficient to support approximately two neighbourhood centres. According to the centre hierarchy of the planning scheme, a neighbourhood centre services a main trade area of approximately 3,000 to 4,000 people.

Neighbourhood centres are small scale convenience centres which may include small scale shops and services to meet the daily and weekly needs of the community. The exact location of new centres will need to be determined as development is undertaken in the area.

## 8 PROPOSED TRANSPORT NETWORK

The draft GPL identifies a range of indicative transport improvements, including new roads, road upgrades, future public transport routes (to be provided by the state government) and walking and cycling networks to guide potential development in Park Ridge South and Chambers Flat. The draft GPL identifies potential future networks that are indicative only and are to be delivered as a part of new development in the area. All new infrastructure work will be subject to detailed investigation and planning during the assessment stage for new development applications in the plan area.

An assessment of the proposed movement network to support the Park Ridge South study area has been undertaken and is provided below. This movement network is generally reflected in the ultimate indicative GPL presented in Section 6.

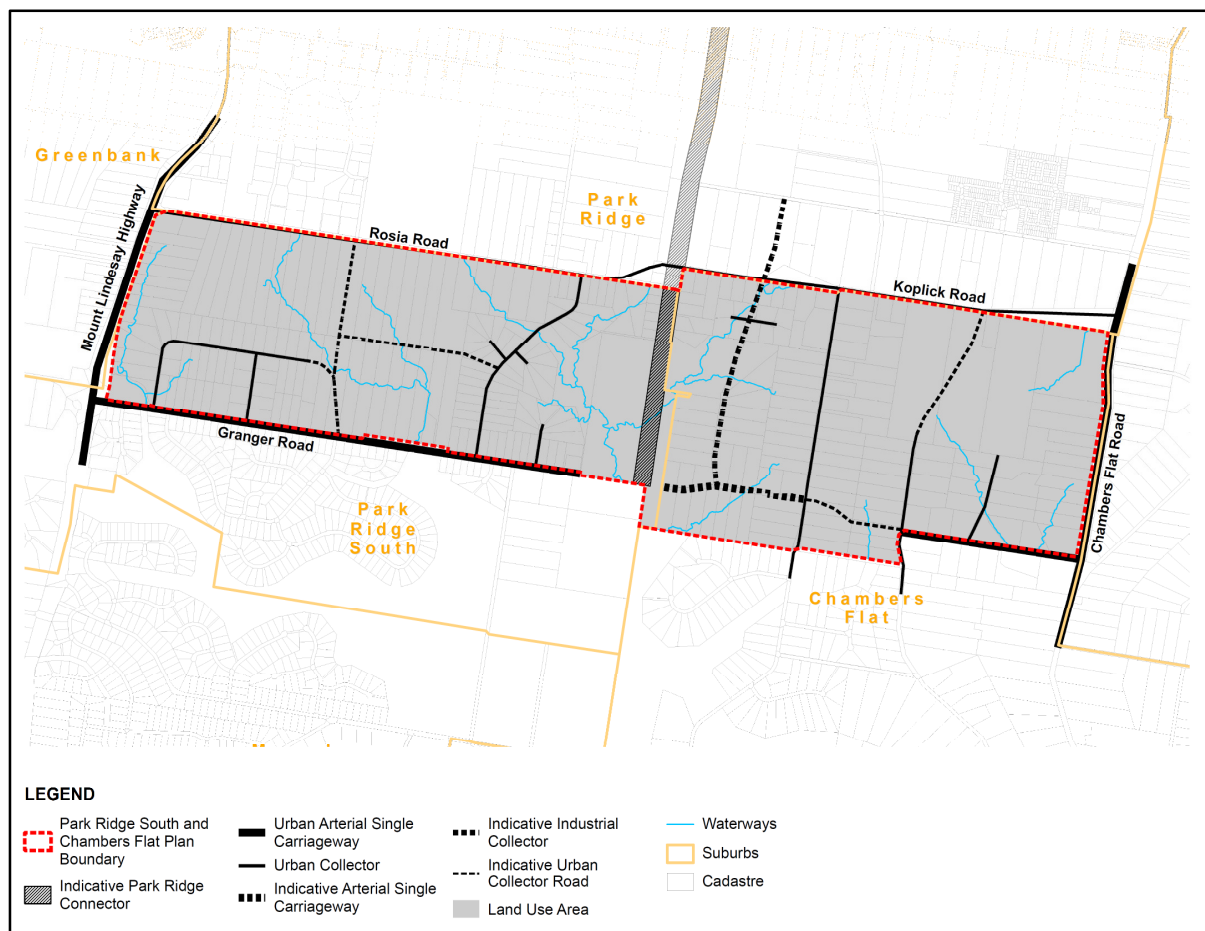
### 8.1 Road Network

The proposed road network is shown on Map 11. The road network:

- acknowledges the state government's future PRC between Wembley Road, Browns Plains and Granger Road, Park Ridge. Future growth in the region will see large new communities, enterprise precincts and major activity centres established at Park Ridge, Yarrabilba, Flagstone and Bromelton. The PRC is one of the responses to meet the challenge of this increasing transport demand;
- identifies potential controlled and left in, left out intersections. Controlled intersections include either traffic signals or roundabouts and are subject to a traffic analysis;
- integrates with existing roads and identifies indicative roads for future developments which are located along property boundaries as far as practicable; and
- integrates with existing roads of the Park Ridge structure plan area.

Future development within the plan area will be required to provide activation of the waterways. This should be undertaken by providing road access to the open space adjoining waterways and active transport (pedestrian and cycle ways) networks within this open space.

**Map 11 – Proposed road network**



## 8.2 Walking and Cycling

Walking and cycling will be encouraged throughout the area, with safe, convenient and easily identifiable walking and cycling networks to be provided as part of any future development. All new roads and upgrades will be conditioned to include pedestrian and cycling facilities in accordance with the standards of the planning scheme. As development occurs in the area, the existing networks will connect with new networks.

The Mount Lindesay Highway forms part of the South East Queensland principal cycle network. Chambers Flat Road has been identified to form part of a major future cycle network. Rosia Road, Granger Road, Sylvan Road, Koplick Road, Rundalua Road, Flesser Road, Grey Gum Road and Holloway Road have been identified by the planning scheme as a cycling network and will form part of a future district cycle path.

### 8.2.1 Public Transport

Translink, as the state government public transport operator, is responsible for the planning and delivery of public transport in the area.

The plan area is not currently serviced by any Translink service and an effective public transport network is required to service the existing and future Park Ridge South and Chambers Flat community. Detailed network planning will be undertaken by Translink when development occurs in the area.

Mount Lindesay Highway has been identified as a long-distance corridor bus route between Browns Plains, Beaudesert and Jimboomba. Chambers Flat Road has been identified as a potential long-distance public transport corridor which will provide a north-south connection to service Chambers Flat between the proposed Park Ridge and Yarrabilba bus transit hubs.

## 9 PROPOSED INFRASTRUCTURE NETWORKS

Detailed assessments of park, water, wastewater and stormwater infrastructure requirements for the future development of Park Ridge South and Chambers Flat will be undertaken by developers as part of any development application lodged within the area. The draft plan does not identify proposed infrastructure work to be undertaken by Council.

### 9.1 Park network

Parks are an important part of any residential community and the new residential community will require a range of new parks to support it. Council has desired standards of service for parks and parks should be located within walking distance of the majority of residents. The exact location and design of the new parks will need to be determined during the assessment stage for new development applications in the plan area.

### 9.2 Water supply network

The plan area forms part of the larger Park Ridge area, which has an existing water supply network. The capacity of this existing infrastructure can be utilised for further development in the plan area.

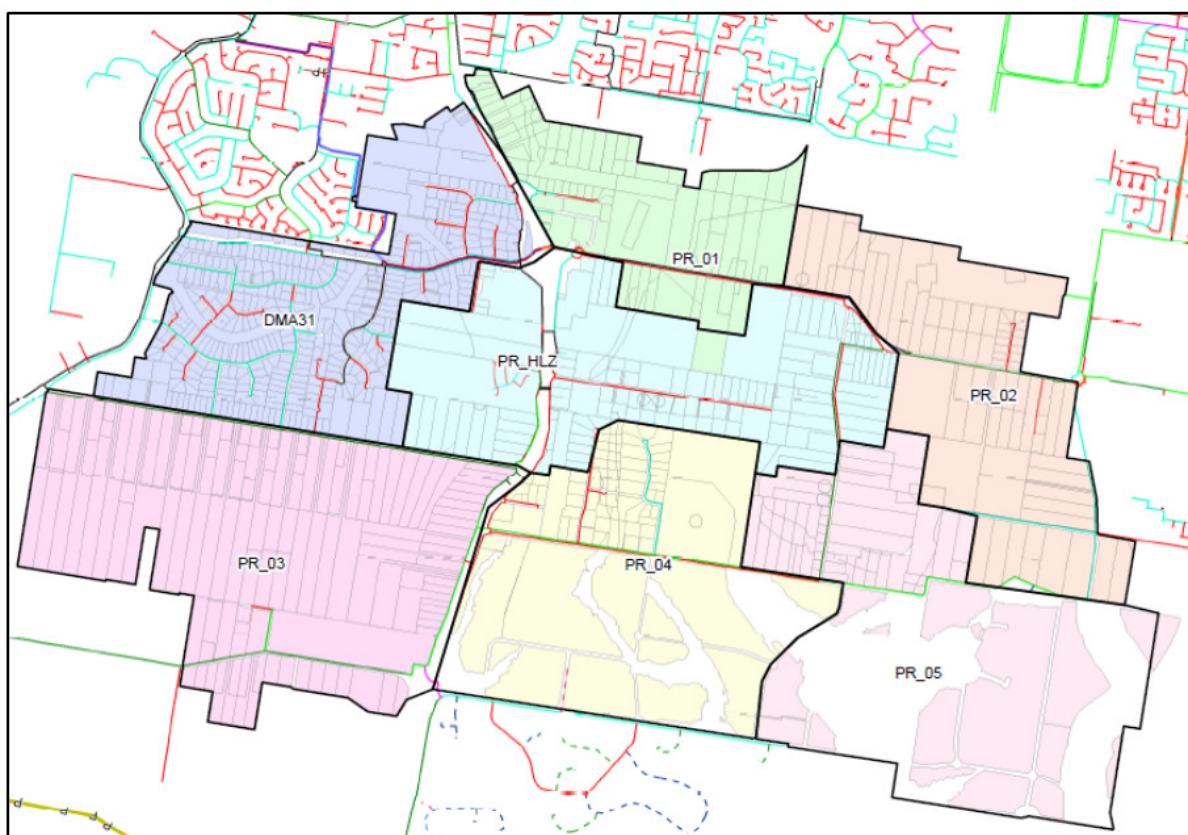
The Park Ridge area has an ultimate population of about 40,429 which will be supplied from the Greenbank reservoirs via a pump station and elevated tank.

Demand Management Areas (DMAs) have been identified for the ultimate planning horizon and Table 1 provides the ultimate demand in terms of equivalent population (EP). Map 12 shows the location of the DMA relative to the plan area.

**Table 1– Ultimate water demand for Park Ridge**

<b>DMA ID</b>	<b>EPs</b>
DMA 31	3,684
PR 01	6,649
PR 02	2,190
PR 03	492
PR 04	12,890
PR 05	9,839
PR HLZ	4,685
<b>Total</b>	<b>40,429</b>

**Map 12 – Water network – DMA layout for Park Ridge**



As noted above, the Park Ridge area will be supplied from the Greenbank reservoirs, which are approximately 2km north of the supply area. A larger existing trunk main currently serves the area, and has capacity to serve ultimate demand.

The projected demand in the plan area will be served by trunk infrastructure located outside the plan area (to the north). Internally, the plan area will be served with non-trunk water infrastructure.

### 9.3 Wastewater network

The plan area is to be considered a 'greenfield' development for the purposes of the wastewater network and therefore a new network will be required to service future growth within this area. The wastewater network therefore differs from the water network as there is no existing infrastructure with spare capacity.

An overall strategy was developed to serve the Logan South area, which comprises Greater Flagstone, Yarrabilba and Park Ridge. Park Ridge can topographically be separated into an area that drains to the north (which is served by the existing Loganholme WWTP) and an area that drains to the south towards the Logan River.

Map 8 shows the extent of the wastewater catchments with those draining to the north annotated as 'Ext' and those draining to the south annotated as 'Int'. The map shows that the plan area drains to the south. The adopted strategy is for this area to be served by a WWTP located to the south. The WWTP is yet to be constructed.

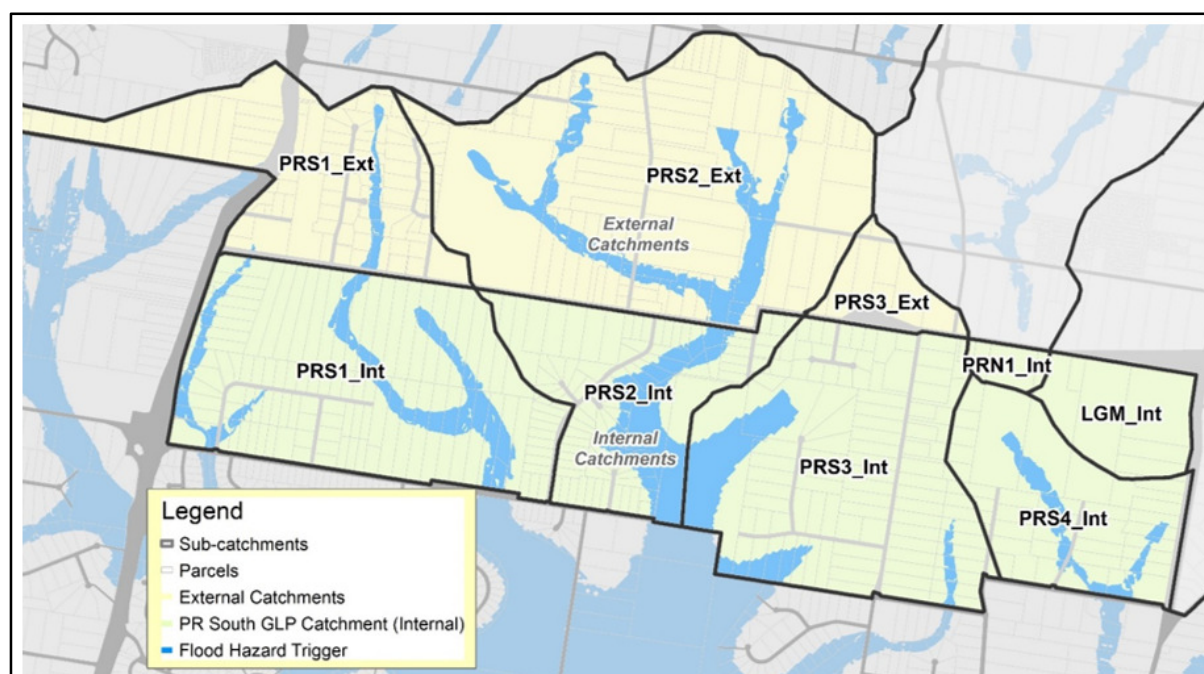
Table 2 presents the projected wastewater demand in EP.



**Table 2 – Ultimate wastewater demand (EP's)**

Catchment	Internal to plan area		External to plan area
	Residential	Non-residential	
PRS1 - Ext	4,377		4,377
PRS2 – Ext	7,636		6,636
PRS3 – Ext	698		698
LGM – Int		1,581	1,581
PRN1 – Int		296	296
PRS1 – Int		7,639	7,639
PRS2 – Int		2,046	2,046
PRS3 – Int		5,404	5,404
PRS4 - Int		2,450	2,450
<b>Total</b>	<b>12,711</b>	<b>19,416</b>	<b>32,127</b>

**Map 13 – Wastewater catchments**



## 9.4 Stormwater network

Stormwater needs to be managed to protect people, property and the environment, including the amount of stormwater and the quality of run-off.

The supporting planning and technical studies for the draft plan identify potential upgrades to stormwater infrastructure at major road crossings that may be required when road network upgrades are undertaken. Opportunities to develop regional stormwater quality and quantity treatment infrastructure, including regional detention basins and regional wetland systems, are also available in Park Ridge South and Chambers Flat and should be considered as part of any new development in the area.

## 10 SOCIAL INFRASTRUCTURE

The Department of Education and Training (DET) is responsible for the development of existing and future state schools in the area. The draft GPL does not earmark specific sites for schools and it is for the DET to respond to and incorporate the findings of the draft GPL in their future planning of the area.

Local community centres will be considered with development in the area. Based on the Desired Standard of Service and projected population for Park Ridge South, there would be a need for a local Community Space in the area (rate of provision 1:10,000 residents). A local community space is identified for Park Ridge at the south west corner of the Park Ridge Road and Chambers Flat Road intersection and therefore the location of the community space for Park Ridge South should not be located within the 2km catchment area of that facility. The preferred location is co-located with an activity centre or mixed use area, preferably in a location easily accessible by pedestrian, public transport and private vehicles.

## 11 CONCLUSION

This document comprises the draft Park Ridge South and Chambers Flat GPL. It is intended that this study informs future development proposals within the plan area.

The allocation of preferred dominate land uses across the draft Park Ridge South and Chambers Flat GPL should serve to inform the preparation of a future planning scheme amendment that assigns the equivalent planning scheme zonings and precincts to the areas, as contained within this document.



