

#### Introduction

This guide provides information to support the public consultation phase for proposed amendments to the Logan Planning Scheme (LPS) 2015, outlined in the table below.

Unlocking Logan's Prosperity (ULP) Amendment (MAJOR AMENDMENT)	To unlock Logan's prosperity by:  a) Providing certainty for specific industries, with criteria for new centres in the Emerging community zone, and a clear vision for industrial developments;  b) Reducing red tape and creating opportunities for new business by streamlining the development assessment process, thereby minimising financial burden on business; and  c) Responding to growth in a sustainable way, reducing construction costs and improving development efficiencies.
Springwood Local Plan Amendment (MAJOR AMENDMENT)	To enhance development outcomes in the Springwood Local Plan area by:  a) introducing three new precincts for improved fine-grained planning (around Sports Drive, Springwood Park and Watland Street);  b) refining building height controls in precincts where design excellence applies and/or public benefit is achieved;  c) clarifying the design intention for landmark buildings;  d) removing the prescriptive requirements for car parking in specific precincts; and e) improving the continuity of proposed pedestrian and cycle networks.

The consultation phase for these amendments starts on Monday **9 December 2019** and ends on Friday **31 January 2020**, inclusive. During this time information about the proposed amendments is available for review, and submissions supporting or objecting to these changes can be made to Logan City Council. This guide provides:

- An introduction to the Logan Planning Scheme 2015 and the key changes being proposed to it through these amendments.
- Information about how to review the changes using the <u>Logan ePlan</u> (online viewer) and <u>make a submission</u> supporting or objecting to the proposed changes.

#### About LPS2015

Queensland's planning legislation (*Planning Act 2016*) sets out a framework for the creation and management of policies at state, regional and local levels to manage land use planning, assessment of proposed development and related matters. The Logan Planning Scheme 2015 is the local planning instrument which governs these matters in the City of Logan. There have been multiple amendments adopted since 2015 as part of a program of continuous improvement, to ensure this key policy remains relevant and effective in serving the needs of our growing city.

#### What's changing in these amendments?

The key changes proposed in the amendments described above are summarised in <u>Table 1</u> below. The 'Parts affected' column represents the sections of the Logan Planning Scheme where the changes have been applied.

To review the details of these key changes, and all of the other changes associated with these amendments, you can:

- 1) Review the amendments in the <u>Logan ePlan</u>, an online viewer for the Logan Planning Scheme which includes a facility to 'compare' a proposed amendment against the current scheme (view sections side by side, with changes highlighted); and/or
- 2) Download the explanatory reports and/or proposed zoning changes associated with these amendments, which outline in detail all of the changes made, and includes links to the affected maps and figures (PDF).
  - a. <u>Unlocking Logan's Prosperity Amendment Explanatory Report</u> (PDF, 5.8 MB)
  - b. <u>Springwood Local Plan Amendment Explanatory Report</u> (PDF, 5.3 MB)
  - c. Proposed Zoning Changes (for both amendments) (PDF, 4.7 MB).

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PO Box 3226 Logan Central QLD 4114

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**Phone:** 07 3412 4247

**Email:** strategicplanning@logan.qld.gov.au



#### **Next and further information**

After the public consultation period ends, Council will review and consider all <u>properly made submissions</u> and notify submitters of how their submission has been dealt with. After further review and approval by the Queensland Government and Council, the amendments may be finalised and adopted as part of a new version of the Logan Planning Scheme in future.

For further information or assistance please contact Council using the details in the footer of this document (phone or email), or visit the Planning counter at 150 Wembley Road Logan Central; opening hours and directions are available on Council's <u>website</u>.

Table 1: Summary of changes

Change	Description (reasons, impact)	Parts affected		
Unlocking Logan's	Unlocking Logan's Prosperity Amendment			
Mixed use zone - new Industry precinct	Based on the recommendations of the Next Generation Employment Lands Strategy, in July 2019 Council endorsed the establishment of precincts in the Mixed use zone to better reflect existing land uses and guide future decisions. The ULP Amendment introduces the first of these precincts, Industry, along Wembley Road in Berrinba, to build on the success of existing freight, logistics and distribution activities in this area. The changes in the Mixed use zone code will protect existing and exclude future sensitive land uses in this predominantly industrial area, and increase building heights to accommodate new storage and warehousing technologies. Changes in other areas, and for other precincts, will be made as part of future amendments.	Part 1.2 Part 5.5 Part 6.2.10		
Building work regulated under the planning scheme	Align the planning scheme with legislation to ensure that code assessable building work under the planning scheme requires a development permit, not a preliminary approval.	Part 1.6 Part 5.7		
Include Park Ridge Connector	Amend the following maps to reflect the gazettal of the Future State Controlled Road - Park Ridge Connector by the Department of Transport and Main Road in September 2016:  • Strategic Intent (Strategic Framework, Figure 3.1)  • Park Ridge land use area (Strategic Framework, Figure 3.3)  • Road and Freight map (Strategic Framework Map 04.00)  • Park Ridge general planning layout (PSP 5, Figure 7.2.1.4)  • Wembley Road general planning layout (PSP 5, Figure 7.2.1.7)  • Road network map (PSP 5, Figure 3.4.1.4.1).	Part 3 Planning Scheme Policy (PSP) 5 (Schedule 6.2.5, Part 7)		
New and expanded centres	In the Emerging community zone, insert provisions for new neighbourhood, local and district centres which:  • consider access to roads and public transport, and  • introduce separation distances to ensure centres are appropriately dispersed to efficiently serve the needs of existing and future communities.	Part 3.5.8		
Building height qualifier for impact assessment	Amend the tables of assessment for material change of use in each zone and local plan to ensure that impact assessment is only triggered for proposed new building work exceeding the maximum building height. Existing wording did not make exceptions for existing buildings exceeding the prescribed height.	Part 5.5 Part 5.9		
Efficiency for small scale breweries	Amend the tables of assessment within the Centres zone and selected local plans (Beenleigh, Logan Central, Shailer Park and Springwood) to reduce red tape for small scale breweries (low impact industry use) and align them with similar entertainment uses such as bars, hotels and clubs.	Part 5.5 Part 5.9 Part 7.2.4 Schedule 1		
Crematoriums - mitigating adverse amenity impacts	Amend the tables of assessment to limit crematoriums to the Low impact industry and Medium impact industry zones, and introduce a minimum separation distance to	Part 5.5 Part 6.2		

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Change	Description (reasons, impact)	Parts affected
	sensitive land uses, to mitigate adverse amenity impacts. Changes also flow through to the Low impact industry and Medium impact industry zone codes.	Part 7.2 Schedule 1
Reconfiguring a Lot - add Filling and excavation code	In all zones, the Tables of Assessment for Reconfiguring a Lot have been amended to include the Filling and excavation code (e.g. for subdivisions involving earthworks, retaining walls) as an assessment benchmark (requirement). This change has also been applied in the Loganholme and Loganlea local plan areas.	Part 5.6 Part 5.9 Part 9.4.2
Logan Village - add Short-term accommodation and improve pedestrian network	Amend the tables of assessment for the Logan Village local plan to include Short-term accommodation as a supported land use, to facilitate greater delivery of short-term accommodation in the area.  Insert a new pedestrian network connection into the Logan Village placemaking and movement network, and extend existing networks to improve pedestrian connectivity within the centre.	Part 5.9 Part 7.2.5
Make zone codes applicable for subdivisions	Amend all zone codes (except for Emerging community, Low impact industry and Medium impact industry zones) to make them applicable to impact assessable reconfiguring a lot applications, to ensure that newly created lots have an appropriate level of amenity and reflect the intended character of the zone.	Part 6.2
Park Ridge – new alignment of Jedfire Road	Update all figures in the Park Ridge local plan to reflect the new alignment of Jedfire Road (approve new urban arterial), to ensure connectivity between the shopping centre and Jedfire Park.	Part 7.2.8
Dual occupancy and Dwelling house code improvements	Amend the Dual occupancy and Dwelling House code to:  require subordinate dwellings to visually integrate with the principal dwelling;  address filling and excavation works;  address connections to water and sewerage infrastructure; and  address minor inconsistencies, clarifications and errors.	Part 9.3
Improvements to other development codes	<ul> <li>Amend other development codes:</li> <li>address on-site management for Rooming accommodation;</li> <li>allow for adequate separation between adjoining structures within Residential care facilities and Retirement facilities;</li> <li>address illuminated and electronic advertising device displays to ensure safety of road users and amenity of residential uses;</li> <li>update the Reconfiguring a lot code for lots adjoining an urban arterial road to increase visual amenity options and avoid creating streetscapes dominated by fencing;</li> <li>change minimum access widths for rear lots in various zones and local plan precincts to increase access for services (noting this also affects Planning Scheme Policy 5 – Infrastructure, Part 3 Standards – Standards for access and driveways).</li> </ul>	Part 9.3 Part 9.4 Planning Scheme Policy 5 (Schedule 6.2.5)
Improvements to Definitions	<ul> <li>Amend the administrative definition for Infrastructure work to include 'access and parking'.</li> <li>Amend the administrative definition for Prescribed dog to include reference to the relevant local law.</li> <li>Clarity the administrative definition of Waterway to reflect the Water Act 2007 definition.</li> </ul>	Schedule 1
Zoning changes	Zoning changes in the following suburbs: Crestmead (Browns Plains Road, Magnesium Drive), Daisy Hill (between Lyndale Street and Allamanda Drive), Marsden (Second Avenue), Mount Warren Park (Rochester Drive), Park Ridge (Rosia Road), Rochedale South (various), Slacks Creek (Rowland Street), Stockleigh (Neville Road), Springwood (Shortland Street, Barbaralla Drive), and Wolffdene (Dunns Road).  For further information please see <a href="Proposed zoning changes">Proposed zoning changes</a> .	Schedule 2
Local heritage register	Amend the local heritage register in Planning Scheme Policy 4 – Heritage, to include listing criteria (more information) for all premises on the register to help people gain an understanding and appreciation of the history of each place.	Schedule 6.2.4

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**Email:** <u>strategicplanning@logan.qld.gov.au</u>



Change	Description (reasons, impact)	Parts affected
New road type (Urban neighbourhood access road)	Amend Planning Scheme Policy 5 – Infrastructure, Part 3 Standards, to include a new road type in the Road network planning guidelines. The Urban Neighbourhood Access Road (UNAR) will apply when connecting Access Roads (up to 3,000 vehicles per day) with Collector Roads (up to 15,000 vehicles per day), where traffic volumes are greater than 3,000 vehicles per day, but less than or equal to 6,000.  Changes are also made in Part 4 – Guidelines to insert a street landscape typology for	Schedule 6.2.5 Schedule 6.2.8
	the new UNAR type, and renumber subsequent typologies, and also in Planning Scheme Policy 8 – Urban design, to update references.	
Amend design standards for road lighting	Amend Planning Scheme Policy 5 – Infrastructure, Part 3 Standards, to include new LED standards for lighting, consistent with the Queensland Public Lighting Construction Manual and the Queensland Public Lighting Design Manual.	Schedule 6.2.5
Berrinba General Planning Layout	Amend the Berrinba General Planning Layout (GPL) in Part 7 to reflect the re-alignment of the proposed road along the eastern boundary of 215 Gilmore Road Berrinba, into the environmental corridor.	Schedule 6.2.5
Other changes	Various other changes to correct inconsistencies, improve clarity/alignment and address errors in drafting have been applied.	Parts 5, 6, 7, 9 Planning Scheme Policies (Schedule 6)
Springwood Local	Plan Amendment	
Additional precincts in the expanded local plan area	<ul> <li>Extend the local plan area and include three additional precincts (resulting in a total of eight precincts in the local plan). The new precincts are:</li> <li>Commercial fringe – reflects existing land use rights in the south of the local plan area, being Principal centre activities other than a Nightclub entertainment facility, Shopping centre or Theatre.</li> <li>Residential edge – reflects existing land use rights in the east of the local plan area, being Accommodation activities other than Dual occupancy and Dwelling unit, Multiple dwellings being apartments, or other uses that cater for local residents. The entirety of Laurinda Crescent and its adjoining properties are now included within the local plan area.</li> <li>Sports Drive – reflects existing land use rights in the north of the local plan area, being Accommodation activities other than Dual occupancy and Dwelling unit, Multiple dwellings being apartments, or other uses that cater for local residents.</li> <li>All new areas incorporated into the local plan are included in the Centre zone, as is the convention for local plans. Crown reserve land is excluded from the local plan boundary so as to not confer land use rights that would be inconsistent with the intent of the reserves.</li> </ul>	Part 1, Part 3, Part 7.1, 7.2.10 (Springwood local plan, including figures) Part 5.9.10 (Tables of assessment – Springwood local plan) Schedule 2 – Mapping (zone maps, Springwood local plan maps)
Refined building height controls and clarification of landmark buildings	Refine building height controls in the Centre core precinct and Commercial precinct where demonstrating design excellence or providing public benefit, such as community infrastructure or being a landmark building that enhances identity and wayfinding (act as a visual marker). The Tables of assessment remain unchanged, resulting in impact assessment where development exceeds the prescribed building height and is not located on a landmark building site.  Include in Planning scheme policy 8 - Urban design (PSP 8) requirements for demonstrating design excellence, enhanced identity, wayfinding and acting as a visual marker. PSP 8 is also amended to clarify the design intention of and built form outcomes sought for 'landmark buildings'.	Part 7.2.10 (Springwood local plan code) Schedule 6.2.8 (PSP 8)
Car parking requirements	Remove the prescriptive requirement for car parking provision (including vehicle parking, washing, loading, servicing and pick up / set down areas) in the Centre core precinct and Commercial precinct. It is anticipated that marketability and customer patronage will ensure that development in these central areas of the local plan provides adequate car parking.	Part 5.9.10 (Tables of assessment – Springwood local plan)

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**Phone:** 07 3412 4247

**Email:** <u>strategicplanning@logan.qld.gov.au</u>



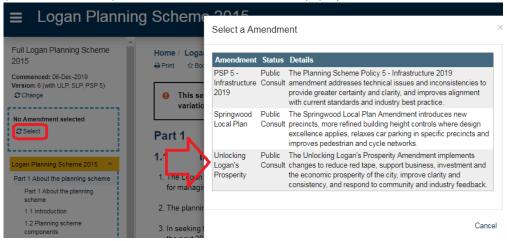
Change	Description (reasons, impact)	Parts affected
Proposed town square	Remove the proposed town square from the Civic and community precinct (Murrajong Road), being no longer considered appropriate in that location due to its separation from the central areas.	Part 7.2.10 (Springwood local plan code)
Pedestrian and cycle networks	Provide for pedestrian and cycle networks adjoining the local plan area to ensure continuity through the Slacks Creek corridor.	(Recreation and open space
	Amend the Springwood place making and movement network (Figure 7.2.10.4.2) to extend the pedestrian and proposed district cycle network to the south of the local plan area, and from Laurinda Crescent through to Springwood Park in the east.	

#### Reviewing the proposed amendments in the Logan ePlan

For best results, please use the Google Chrome internet browser with the Logan ePlan. When the ePlan loads:

- Read and agree to the Terms & Conditions of use, and then select the View Planning Scheme button/option on the home page as illustrated →
- All parts of the planning scheme will be listed in the navigation panel on the left hand side. Those affected by one of more of the proposed amendments will be indicated by a blue dashed line next to the part. To view the proposed changes, click on 'Select' in the amendment box above the list of sections (blue dashed outline) and click on the amendment in the pop-up, as illustrated below.





3) The selected amendment will be loaded, and the list of planning scheme parts in the navigation panel will be filtered to show **only** those affected by the selected amendment.

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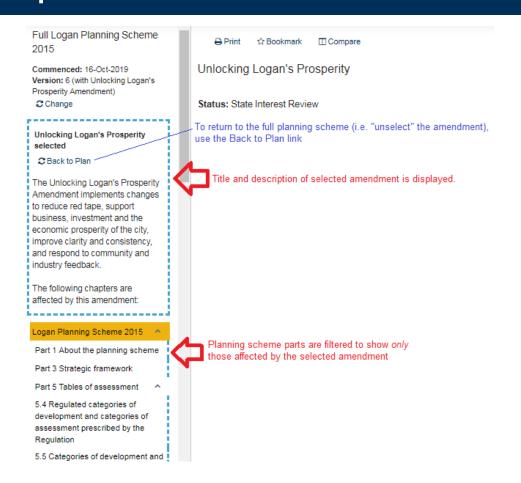
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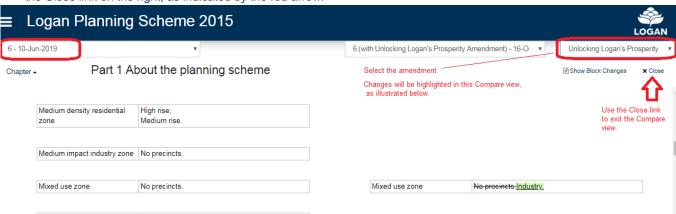
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4) You can use the Compare option at the top of the page, and select the current version of the Logan Planning Scheme (6 – 10 Jun 2019) to compare the amendment with. The content will be presented side by side, as illustrated below. To 'filter' the content to see the highlighted changes in the proposed amendment, please select the amendment on the right hand side as indicated in the screenshot below. To close the compare view, use the Close link on the right, as indicated by the red arrow.





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#### **Online maps**

To access the maps and figures affected by this amendment, please refer to the relevant sections of the planning scheme

in the ePlan. Maps are available from Schedule 2, illustrated on the left ←), and figures will appear embedded in the other content (e.g. in the Springwood Local Plan in Part 7).

Schedule 1 Definitions Schedule 2 Mapping Schedule 2 Mapping SC2.1 Map index SC2.2 Strategic framework maps SC2.3 Zone maps SC2.4 Local plan maps SC2.5 Overlay maps SC2.6 Other plans

Note: The maps available in the Logan ePlan interactive map viewer (View Maps option from the menu or home page, illustrated at right →), and in the Logan PD Hub, are for the current version of the Logan Planning Scheme 2015 (v6) and do not contain the proposed changes for these amendments. Other tools in the Logan PD Hub (e.g. the Property Report) also do not





#### Reviewing the amendments on Council's website

Council's website provides access to the explanatory reports for both proposed amendments and the proposed zoning changes. These documents outline in detail all of the changes proposed in each amendment and include links to the affected maps and figures (in PDF). Please visit logan.qld.gov.au and search for 'amendments on consultation', or visit haveyoursaylogan.com.au.

#### Making a submission (objecting to or supporting the proposed changes)

Council encourages online submissions via the Logan ePlan. Submissions can alternatively be emailed, posted or delivered to the addresses at the bottom of this document.

Under the requirements of the *Planning Act 2016*, a properly made submission must:

- be made in writing to Council (email, hard-copy or online) and be signed by each person making the submission;
- be received by Council during the notification period (on or before the last day, being Friday 6 December 2019); and
- include:
  - the name (first and surname) and full residential or business (street) address of all submission-makers;
  - 0 reasons for the submission (grounds, facts, circumstances relied on to support the grounds);
  - one postal or electronic address for service relating to the submission for all submission-makers.

If you are reviewing either of the proposed amendments in the ePlan and decide that you want to make a submission supporting or objecting to one or more of the changes, click on the Provide Feedback link at the top of the section, as illustrated below. The panel on the left will help you identify which amendment you are currently viewing.

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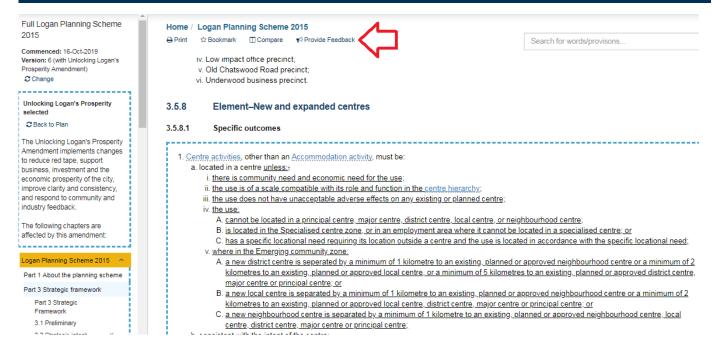
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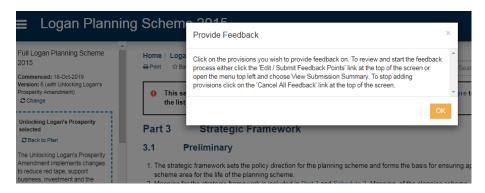
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You will be prompted to click on the provision that you want to make a submission about. Please note this applies <u>only</u> to the provisions which have been changed as part of the proposed amendment; these are highlighted with a blue dashed outline, as illustrated above.



The provision you select will be presented in a pop-up window with a large text box in which you can add your comments. There are formatting buttons available to help you highlight specific parts of your point. Please be as specific as possible and include map, table, section and/or property references where applicable.

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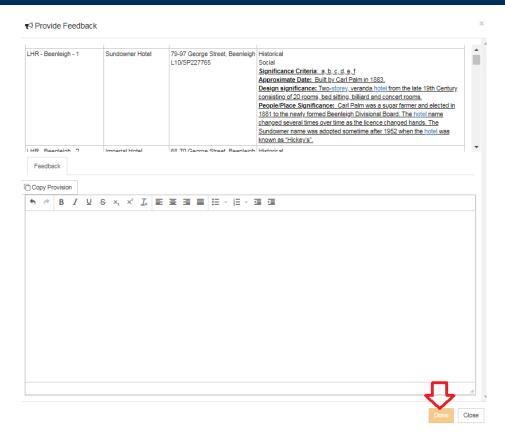
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Email: strategicplanning@logan.qld.gov.au





There is a 'Copy Provision' button available, which will copy the content of the selected provision into the editing box so that you can mark up specific changes you'd like to see. If the provision you're reviewing is particularly large (e.g. a long table), this option is not recommended, as it will result in your submission being unnecessarily cluttered.

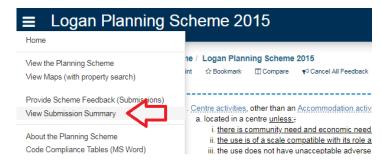
Click 'Done' to save your point. You can add further points to your submission as required, for example if there are multiple areas you want to comment on. A count of the points you have recorded will be displayed at the top of the page.



You can review and edit any points you have made by clicking on that link or using the View Submissions Summary menu option.

You can also cancel your feedback if required using the link at the top of the page: <sup>€</sup> Cancel All Feedback

When you are ready to lodge your submission to Council, click on the Edit/Submit Feedback Points link at the top of the page or the View Submissions Summary option from the main menu.



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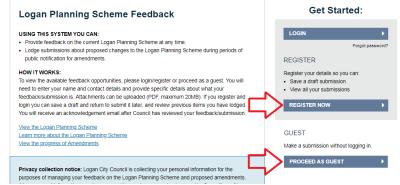


If you are happy with all of the points you have made, click on the 'Start Feedback Process >" button to progress to the Submissions portal.

Start Feedback Process >

You can lodge your submission as either:

- a registered user (and then use that same login as many times as you like in future for other amendments); or
- a guest (in which case you still need to provide your name, address, contact details etc., however you will need to do this each time you make a submission).



If the list of Consultations is presented, select the amendment. The list of submission points you created will be displayed for your review/edit. If you are happy with them, can use the Submit button to lodge them.

Your submission can include multiple points (e.g. you may wish to comment on more than one proposed change).

# New Submission - Unlocking Logan's Prosperity Amendment Are you submitting as an organisation? Name (Optional) SUBMITTER Cheryl Lawle EDIT SUBMISSION POINTS Point 1 7.2.10 Springwood local plan code / General / General Point 2 SC6.2.4 Heritage / Table 3.1.1-Local heritage register / General NEW SUBMISSION POINT SAVE DRAFT SUBMIT

Each submission point can include attachments (uploaded as PDFs, up to 20MB).

If you have registered, you can save a draft (partially complete) submission and return to complete it later; this option is not available "as a guest".

Council will acknowledge your submission within five business days of receiving it; if you have not received any communication after that time, please contact Council using the details at the bottom of this document.

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