



**Logan Planning Scheme 2015
Explanatory Report –
Springwood Local Plan Amendment**

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Part 1 Purpose

- (1) This Explanatory Report is provided to the Minister for Infrastructure, Local Government and Planning in accordance with Steps 1.4 and 4.1 of section 2.4A *Process for making or amending a planning scheme of Statutory Guideline 01/16 Making and amending local planning instruments (MALPI)*.
- (2) The report provides a statement addressing:
 - (a) the nature and details of the proposed amendment;
 - (b) how the amendment reflects state interests in ShapingSEQ and the State Planning Policy July 2017.
- (3) This report should be read in conjunction with the Logan Planning Scheme 2015 Springwood Local Plan Amendment, which provides the exact form the proposed amendment will take and is based on the Logan Planning Scheme 2015 version 5.1 (Planning Act 2016 aligned) and proposed Miscellaneous Major Amendment No. 1 and Miscellaneous Major Amendment No. 2.

Part 2 Proposed Major Amendment

2.1 Additional precincts to the local plan area

2.1.1 Commercial fringe precinct, Residential edge precinct and Sports Drive precinct

- (1) The addition of three precincts to the local plan area, being the Commercial fringe precinct, Residential edge precinct and Sports Drive precinct provide for greater fine-grained planning in the local plan area.
- (2) The proposed addition of these three precincts results in the following change to Part 1 About the planning scheme.

Table 1.2.2—Local plans

Remove:

Springwood local plan	Centre core; Centre frame; Civic and community; Commercial; Slacks Creek.
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Replace with:

Springwood local plan	Centre core; Centre frame; Civic and community; Commercial; Commercial fringe; Residential edge; Slacks Creek; Sports Drive.
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- (3) The proposed addition of these three precincts results in the following change to Part 3 Strategic Framework.

3.5.2.1 Specific outcomes

Remove:

- (3) Springwood is:
 - (a) Logan's pre-eminent commercial centre;
 - (b) developed in accordance with the five distinct precincts of the Springwood local plan, where its uses, design, place making and movement network create its character;

Replace with:

- (3) Springwood is:
 - (a) Logan's pre-eminent commercial centre;
 - (b) developed in accordance with the **eight** distinct precincts of the Springwood local plan, where its uses, design, place making and movement network create its character;

- (4) The proposed addition of these three precincts results in the following change to Part 7 Local plan codes.

Table 7.1.1—Local plan codes

Remove:

Springwood local plan	Centre core; Centre frame; Civic and community; Commercial; Slacks Creek.
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Replace with:

Springwood local plan	Centre core; Centre frame; Civic and community; Commercial; Commercial fringe; Residential edge; Slacks Creek; Sports Drive.
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7.2.10.3 Purpose

Remove:

- (2) The Springwood local plan comprises five precincts identified on the Springwood local plan map—LPM-10.00 in Schedule 2—Mapping and Figure 7.2.10.4.1—Springwood local plan precincts being the:
- (a) Centre core precinct;
 - (b) Centre frame precinct;
 - (c) Civic and community precinct;
 - (d) Commercial precinct;
 - (e) Slacks Creek precinct.

Replace with:

- (2) The Springwood local plan comprises eight precincts identified on the Springwood local plan map—LPM-10.00 in Schedule 2—Mapping and Figure 7.2.10.4.1—Springwood local plan precincts being the:
- (a) Centre core precinct;
 - (b) Centre frame precinct;
 - (c) Civic and community precinct;
 - (d) Commercial precinct;
 - (e) Commercial fringe precinct;**
 - (f) Residential edge precinct;**
 - (g) Slacks Creek precinct;
 - (h) Sports Drive precinct.**

2.1.2 Explanation

- (1) These changes ensure that ancillary components of the planning scheme reflect the changes to the Springwood local plan.

2.1.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ.
- (2) State Planning Policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

2.1.4 Map changes

Nil.

2.2 Commercial fringe precinct

2.2.1 Addition of a new precinct in the south of the local plan area

- (1) The proposed amendment results in the following addition to the overall outcomes of the Springwood local plan code.

Insert:

7.2.10.3 Purpose

- (o) In the Commercial fringe precinct land uses are Principal centre activities other than:
 - (i) Nightclub entertainment facility; or
 - (ii) Shopping centre; or
 - (iii) Theatre;
- (2) The proposed amendment results in the following changes to Table 7.2.10.4.1 of the Springwood local plan code.

Insert:

Table 7.2.10.4.1–Springwood local plan code for accepted development (subject to requirements) and assessable development

Commercial fringe precinct	
Land uses	
<p>PO28 A use in the Commercial fringe precinct is a use identified in overall outcome 7.2.10.3(3)(o).</p>	<p>AO28 No acceptable outcome provided.</p>

2.2.2 Explanation

- (1) The inclusion of this area into the local plan area seeks to ensure that development occurs in a considered, cohesive manner.
- (2) The land uses provided for in the Commercial fringe precinct reflect that of the existing land use rights of the area. Accordingly, the purpose statement excludes the uses of Nightclub

entertainment facility, Shopping centre and Theatre from the Principal centre activities provided for.

- (3) The uses described above as being excluded from the Commercial fringe precinct, being Nightclub entertainment facility, Shopping centre and Theatre, are accommodated elsewhere in the local plan area. It is intended that these uses, being anchor-type uses, be located within the Centre core precinct due to its accessibility.
- (4) The land use provisions for Lot 1 SP110492, Lot 4 RP184438, Lot 5 RP184438, Lot 11 SP110963 and Lot 2 RP158724 reflect that allowable under MCUI/38/2011, an existing preliminary approval over the site. Please refer to the attached development approval for MCUI/38/2011.

2.2.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ, but rather, conforms with Goal 1: Grow of ShapingSEQ through enabling efficient use of residential land and promoting housing diversity.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP, but rather, conforms with the state interest of Housing Supply and Diversity through the identification of an area for redevelopment that is accessible, well-connected to services, employment and all necessary infrastructure.

2.2.4 Map changes

Nil.

2.3 Residential edge precinct

2.3.1 Addition of a new precinct in the east of the local plan area

- (1) The proposed amendment results in the following addition to the overall outcomes of the Springwood local plan code.

Insert:

7.2.10.3 Purpose

- (p) In the Residential edge precinct land uses are:
 - (i) Accommodation activities other than Dual occupancy and Dwelling unit; or
 - (ii) Multiple dwellings being apartments; or
 - (iii) other uses that cater for local residents being Child care centre, Club, Community care centre, Community residence, Community use, small-scale Food and drink outlet (excluding a drive through facility), Function facility, Health care services, Indoor sport and recreation, Sales office, Service industry or small-scale Shop that serves the local residents' daily needs;
- (2) The proposed amendment results in the following changes to Table 7.2.10.4.1 of the Springwood local plan code.

Insert:

Table 7.2.10.4.1–Springwood local plan code for accepted development (subject to requirements) and assessable development

Residential edge precinct	
Land uses	
<p>PO4 Development provides a road boundary clearance that:</p> <ul style="list-style-type: none"> (a) creates a clear threshold and transition from public to private space; (b) assists in achieving visual privacy to ground floor dwellings from the street; (c) contributes to the streetscape character and landscape; (d) relates to the existing streetscape and setback pattern. 	<p>AO4 Development provides a road boundary clearance:</p> <ul style="list-style-type: none"> (a) a minimum of six metres; or (b) where the building or structure aligns with the building setback of one or more adjoining buildings.
<p>PO5 Development provides side and rear boundary clearances that:</p> <ul style="list-style-type: none"> (a) allows for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; (b) provides access to natural light and ventilation; (c) provides an area for landscaping; (d) enhances the visual aesthetic. 	<p>AO5 Development has a minimum side and rear boundary clearance of:</p> <ul style="list-style-type: none"> (a) three metres where development is south of Springwood Park; (b) six metres where development is north of Briggs Road and Springwood Park, including Springwood Park.

Residential edge precinct	
Land uses	
<p>PO29 A use in the Residential edge precinct is a use identified in overall outcome 7.2.10.3(3)(p).</p>	<p>AO29 No acceptable outcome provided.</p>
<p>PO30 A Shop:</p> <ul style="list-style-type: none"> (a) is of a scale and character suitable to ensure that the residential amenity is maintained; (b) serves the local residents' daily needs; (c) is developed in conjunction with Multiple dwelling being apartments. <p>Editor's note—Planning scheme policy 2—Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>AO30 A Shop:</p> <ul style="list-style-type: none"> (a) has a maximum gross floor area of 200m² per tenancy; (b) is not within 800 metres of another Shop; (c) is developed in conjunction with a Multiple dwelling being apartments.
<p>PO31 A Food and drink outlet:</p> <ul style="list-style-type: none"> (a) is small scale; (b) is developed in conjunction with a Multiple dwelling being apartments; (c) does not impact on residential amenity. 	<p>AO31 A Food and drink outlet:</p> <ul style="list-style-type: none"> (a) has a maximum gross floor area of 200m² per tenancy; (b) is developed in conjunction with a Multiple dwelling being apartments; (c) does not have a drive through facility.
<p>PO32 A Health care service:</p> <ul style="list-style-type: none"> (a) serves the local residents' daily needs; (b) protects residential amenity. 	<p>AO32 A Health care service has a maximum gross floor area of 200m² per tenancy.</p>

2.3.2 Explanation

- (1) The inclusion of this area into the local plan area seeks to ensure that development occurs in a considered, cohesive manner.
- (2) The land uses provided for in the Residential edge precinct reflect that of the existing land use rights of the area.

2.3.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ, but rather, conforms with Goal 1: Grow of ShapingSEQ through enabling efficient use of residential land and promoting housing diversity.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP, but rather, conforms with the state interest of Housing Supply and Diversity through the identification of an area for redevelopment that is accessible, well-connected to services, employment and all necessary infrastructure.

2.3.4 Map changes

Nil.

2.4 Sports Drive precinct

2.4.1 Addition of a new precinct in the north of the local plan area

- (1) The proposed amendment results in the following addition to the overall outcomes of the Springwood local plan code.

7.2.10.3 Purpose

Insert:

- (r) In the Sports Drive precinct land uses are:
 - (i) Accommodation activities other than Dual occupancy and Dwelling unit; or
 - (ii) Multiple dwellings being apartments; or
 - (iii) other uses that cater for local residents being Child care centre, Club, Community care centre, Community residence, Community use, small-scale Food and drink outlet (excluding a drive through facility), Function facility, Health care services, Indoor sport and recreation, Sales office, Service industry or small-scale Shop that serves the local residents' daily needs.
- (2) The proposed amendment results in the following changes to Table 7.2.10.4.1 of the Springwood local plan code.

Insert:

Table 7.2.10.4.1–Springwood local plan code for accepted development (subject to requirements) and assessable development

Sports Drive precinct	
Design	
Boundary clearance	
<p>PO6 Development provides a road boundary clearance that:</p> <ul style="list-style-type: none"> (a) creates a clear threshold and transition from public to private space; (b) assists in achieving visual privacy to ground floor dwellings from the street; (c) contributes to the streetscape character and landscape; (d) relates to the existing streetscape and setback pattern. 	<p>AO6 Development provides a road boundary clearance:</p> <ul style="list-style-type: none"> (a) a minimum of six metres; or (b) where the building or structure aligns with the building setback of one or more adjoining buildings.
<p>PO5 Development provides side and rear boundary clearances that:</p> <ul style="list-style-type: none"> (a) allows for the separation of buildings or structures necessary to ensure the impacts on residential amenity and privacy are minimised; (b) provides access to natural light and ventilation; (c) provides an area for landscaping; (d) enhances the visual aesthetic. 	<p>AO5 Development has a minimum side and rear boundary clearance of:</p> <ul style="list-style-type: none"> (a) three metres where development is north of Springwood Road; (b) six metres where development is south of Springwood Road.

Sports Drive precinct	
Land uses	
<p>PO38 A use in the Sports Drive precinct is a use identified in overall outcome 7.2.10.3(3)(r).</p>	<p>AO38 No acceptable outcome provided.</p>
<p>PO39 A Shop:</p> <ul style="list-style-type: none"> (a) is of a scale and character suitable to ensure that the residential amenity is maintained; (b) serves the local residents' daily needs; (c) is developed in conjunction with Multiple dwelling being apartments. <p>Editor's note—Planning scheme policy 2—Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p>AO39 A Shop:</p> <ul style="list-style-type: none"> (a) has a maximum gross floor area of 200m² per tenancy; (b) is not within 800 metres of another Shop; (c) is developed in conjunction with a Multiple dwelling being apartments.
<p>PO40 A Food and drink outlet:</p> <ul style="list-style-type: none"> (a) is small scale; (b) is developed in conjunction with a Multiple dwelling being apartments; (c) does not impact on residential amenity. 	<p>AO40 A Food and drink outlet:</p> <ul style="list-style-type: none"> (a) has a maximum gross floor area of 200m² per tenancy; (b) is developed in conjunction with a Multiple dwelling being apartments; (c) does not have a drive through facility.
<p>PO41 A Health care service:</p> <ul style="list-style-type: none"> (a) serves the local residents' daily needs; 	<p>AO42 A Health care service has a maximum gross floor area of 200m² per tenancy.</p>

(b) protects residential amenity.	
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2.4.2 Explanation

- (1) The inclusion of this area into the local plan area seeks to ensure that development occurs in a considered, cohesive manner.
- (2) The land uses provided for in the Sports Drive precinct reflect that of the existing land use rights of the area.

2.4.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ, but rather, conforms with Goal 1: Grow of ShapingSEQ through enabling efficient use of residential land and promoting housing diversity.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP, but rather, conforms with the state interest of Housing Supply and Diversity through the identification of an area for redevelopment that is accessible, well-connected to services, employment and all necessary infrastructure.

2.4.4 Map changes

Nil.

2.5 Building height

2.5.1 Provide flexibility in building height controls in the Centre core precinct and Commercial precinct where demonstrating design excellence or providing public benefit

- (1) The proposed amendment results in the following addition to the overall outcomes of the Springwood local plan code.

7.2.10.3 Purpose

Remove:

- (i) Building heights:
 - (i) create interest along active frontage streets with the tallest and most prominent buildings sited at key intersections and around the town square and transit hub;
 - (ii) where a landmark building and exceeding the building height identified on Figure 7.2.10.4.3–Springwood building heights, the landmark building demonstrates design excellence, enhanced identity and wayfinding and acts as a visual marker;
 - (iii) are the greatest in the Centre core precinct and avoid unacceptable impacts on adjacent residential development by transitioning down in height towards residential zone category land, while responding to the topography of individual sites;

Replace with:

- (i) Building height:
 - (i) creates interest along active frontage streets with the tallest and most prominent buildings sited at key intersections and around the transit hub;
 - (ii) of a landmark building exceeding the height identified on Figure 7.2.10.4.3–Springwood building heights facilitates development that demonstrates design excellence, enhanced identity and wayfinding and acts as a visual marker;

- (iii) exceeding the height identified on Figure 7.2.10.4.3–Springwood building heights in the Centre core precinct or Commercial precinct facilitates development that:
 - (A) demonstrates design excellence, enhanced identity and wayfinding and acts as a visual marker; or
 - (B) provides community infrastructure for public benefit;
- (iv) is greatest in the Centre core precinct and avoids unacceptable impacts on adjacent residential development by transitioning down in height towards residential zone category land, while responding to the topography of individual sites;

- (2) The proposed amendment results in the following changes to Table 7.2.10.4.1 of the Springwood local plan code.

Table 7.2.10.4.1–Springwood local plan code for accepted development (subject to requirements) and assessable development

Remove:

<p>PO2 A building has a building height that:</p> <ul style="list-style-type: none"> (a) is in accordance with building height overall outcome 7.2.10.3(3)(i); (b) does not cause unacceptable overshadowing of premises in the residential zone category. 	<p>AO2 The building height of a building does not exceed the maximum height identified on Figure 7.2.10.4.3–Springwood building heights.</p>
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Replace with:

<p>PO2 A building has a building height that:</p> <ul style="list-style-type: none"> (a) is in accordance with building height overall outcome 7.2.10.3(3)(i); (b) does not cause unacceptable overshadowing of premises in the residential zone category. <p>Editor's note—Planning scheme policy 8–Urban design outlines the requirements for demonstrating design excellence, enhanced identity and wayfinding and acting as a visual marker.</p>	<p>AO2 The building height of a building does not exceed the maximum height identified on Figure 7.2.10.4.3–Springwood building heights.</p>
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- (3) The proposed amendment results in the following changes to Table 7.2.10.4.1 of the Springwood local plan code.

Insert after PO9(c)(iii)(B):

- (iv) entry to the Centre core precinct, in the case of the landmark building identified on the corner of Cinderella Drive and Vanessa Boulevard;

Insert after PO9(c)(v):

- (v) entry to the local plan area, in the case of the landmark building identified on the corner of Watland Street and the Pacific Highway service road;

2.5.2 Explanation

- (1) The provision for development to exceed the prescribed building height in the Centre core precinct and Commercial precinct where achieving either of two outcomes (being either the demonstration of design excellence, enhanced identity and wayfinding and acting as a visual marker or the provision of community infrastructure for public benefit) is intended to act as an incentive for large scale developments while also ensuring improved built form outcomes or public benefit.

- (2) Planning scheme policy 8—Urban design has been amended to provide guidance on the assessment criteria for demonstrating design excellence, enhanced identity and wayfinding and acting as a visual marker.
- (3) It should be noted that while provision is being made in the local plan code for development in the Centre core precinct and Commercial precinct to exceed the prescribed building height, the Tables of assessment remain unchanged, thereby resulting in impact assessment where exceeding the prescribed building height and not located on a landmark building site.

2.5.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ, but rather, conforms with Goal 5: Live of ShapingSEQ through the promotion of high quality design at higher densities.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

2.5.4 Map changes

Nil.

2.6 Car parking rates of provision

2.6.1 Remove the prescriptive requirement for car parking provision in the Centre core precinct and Commercial precinct

- (1) In Part 5 Tables of assessment; Item 5.9.10 Springwood local plan:

Remove:

9.4.7 Servicing, access and parking code

Replace with:

9.4.7 Servicing, access and parking code—other than PO1/AO1 if in the Centre core precinct or Commercial precinct

2.6.2 Explanation

- (1) PO1/AO1 of the Servicing, access and parking code requires that development prescriptively address vehicle parking, vehicle washing, loading and servicing and pick up/set down areas.
- (2) This prescriptive rate of provision is not required in the Centre core precinct and Commercial precinct.
- (3) The removal of the requirement for a prescriptive car parking rate is intended to act as an incentive for development to occur in the Centre core precinct and the Commercial precinct, being centrally located within the local plan area.
- (4) It is anticipated that marketability and customer patronage will ensure that development in the Centre core precinct and Commercial precinct provides adequate car parking.

2.6.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ.

- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

2.6.4 Map changes

Nil.

2.7 Identification of proposed town square

2.7.1 Remove the proposed town square from the Civic and community precinct

- (1) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code; 7.2.10.3(3):

Remove:

- (b) A town square on Murramong Road provides a vibrant focus for the community;

Remove:

- (c) Small-scale ground floor tenancies adjoining the town square or active frontage streets enable multiple uses, animate the streets and enhance engagement;

Replace with:

- (c) Small-scale ground floor tenancies adjoining active frontage streets enable multiple uses, animate the streets and enhance engagement;

Remove:

- (d)(vi) vehicle access to premises adjoining the town square not detracting from the pedestrian and shopping environment of the town square;

Remove:

- (d)(vii) concealing car parking on private land from the town square and active frontage streets;

Replace with:

- (d)(vii) concealing car parking on private land from active frontage streets;

Remove:

- (e)(iii) enabling positive casual surveillance and engagement in and around the town square and long active frontage streets;

Replace with:

- (e)(iii) enabling positive casual surveillance and engagement in long active frontage streets;

Remove:

- (f) Built form facilitates wayfinding and provides a sense of place by defining key destinations and streets, including the town square, transit hub, civic and community buildings and active frontage streets;

Replace with:

(f) Built form facilitates wayfinding and provides a sense of place by defining key destinations and streets, including the transit hub, civic and community buildings and active frontage streets;

Remove:

(g) Built form adjoining or with frontage the town square and active frontage streets creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances and quality street furniture and landscape treatments;

Replace with:

(g) Built form adjoining active frontage streets creates a visually attractive streetscape by presenting a range of building materials, distinctive entrances and quality street furniture and landscape treatments;

Remove:

(k)(ii) a town square located on Lot 175 CP851067 is the focal point of the precinct;

Remove:

Editor's note—The town square is trunk infrastructure in Part 4 Local government infrastructure plan.

(2) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code; Table 7.2.10.4.1:

Remove:

<p>PO1 A use adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2—Springwood place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement.</p> <p>Editor's note—The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.</p>	<p>AO1 A use adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2—Springwood place making and movement network has a maximum tenancy:</p> <p>(a) size of 200m² gross floor area at the ground floor; (b) frontage of 10 metres.</p>
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Replace with:

<p>PO1 A use adjoining an active frontage street identified on Figure 7.2.10.4.2—Springwood place making and movement network comprises small-scale tenancies at the ground floor that generate a high level of pedestrian activity and engagement.</p> <p>Editor's note—The precinct-specific land use POs/AOs articulate the particular land uses for each precinct.</p>	<p>AO1 A use adjoining an active frontage street identified on Figure 7.2.10.4.2—Springwood place making and movement network has a maximum tenancy:</p> <p>(c) size of 200m² gross floor area at the ground floor; (d) frontage of 10 metres.</p>
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(3) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code; Table 7.2.10.4.1; PO9 (c)(v):

Remove:

town square, in the case of the landmark building location identified in the Commercial precinct on Murrajong Road;

- (4) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code; Table 7.2.10.4.1:

Remove:

<p>PO6</p> <p>A building adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2–Springwood place making and movement network has a facade that facilitates casual surveillance.</p>	<p>AO6</p> <p>A building adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2–Springwood place making and movement network has transparent windows for a minimum of 75 percent of the building facade.</p>
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Replace with:

<p>PO11</p> <p>A building adjoining an active frontage street identified on Figure 7.2.10.4.2–Springwood place making and movement network has a facade that facilitates casual surveillance.</p>	<p>AO11</p> <p>A building adjoining an active frontage street identified on Figure 7.2.10.4.2–Springwood place making and movement network has transparent windows for a minimum of 75 percent of the building facade.</p>
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- (5) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code; Table 7.2.10.4.1:

Remove:

Vehicle access adjoining the town square	
<p>PO13</p> <p>Development adjoining the town square identified on Figure 7.2.10.4.2–Springwood place making and movement network does not have an adverse impact on the pedestrian or town square environment.</p>	<p>AO13</p> <p>Development adjoining the town square identified on Figure 7.2.10.4.2–Springwood place making and movement network has vehicle access points and service areas concealed from the town square.</p>

- (6) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code; Table 7.2.10.4.1:

Remove:

Car parking adjoining the town square or active frontage street	
<p>PO14</p> <p>Development adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2–Springwood place making and movement network does not have an adverse visual impact on the streetscape.</p>	<p>AO14</p> <p>Development adjoining the town square or an active frontage street identified on Figure 7.2.10.4.2–Springwood place making and movement network is:</p> <ul style="list-style-type: none"> (a) located internal to, behind or under a building; (b) not visible from the town square or active frontage street.

Replace with:

Car parking adjoining the town square or active frontage street
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<p>PO17</p> <p>Development adjoining an active frontage street identified on Figure 7.2.10.4.2–Springwood place making and movement network does not have an adverse visual impact on the streetscape.</p>	<p>AO17</p> <p>Development adjoining an active frontage street identified on Figure 7.2.10.4.2–Springwood place making and movement network is:</p> <p>(a) located internal to, behind or under a building;</p> <p>(b) not visible from the active frontage street.</p>
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- (7) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code; Table 7.2.10.4.1; PO19:

Remove:

A Principal centre activity at the ground floor adjoining the town square Figure 7.2.10.4.2–Springwood place making and movement network will activate the street in accordance with PO1.

- (8) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code; Table 7.2.10.4.1:

Remove:

Design	
Town square	
<p>PO21</p> <p>Development does not compromise the future provision of the town square identified on Figure 7.2.10.4.2–Springwood place making and movement network.</p> <p>Editor's note—The town square is trunk infrastructure in Part 4–Local government infrastructure plan.</p>	<p>AO21</p> <p>No acceptable outcome provided.</p>
<p>PO22</p> <p>A building on a site adjoining the town square identified on Figure 7.2.10.4.2–Springwood place making and movement network:</p> <p>(a) has an active frontage;</p> <p>(b) has varied building materials;</p> <p>(c) has distinctive building entrances;</p> <p>(d) has a façade that enables casual surveillance of the town square;</p> <p>(e) comprises uses that generate a high level of pedestrian activity.</p>	<p>AO22</p> <p>No acceptable outcome provided.</p>

2.7.2 Explanation

- (1) The town square location as currently identified in the Springwood local plan is no longer considered appropriate due to its separation from the Centre core precinct and transit hub. Accordingly, this town square location is to be removed.
- (2) The landmark building designation on Lot 4 RP803469 is also to be removed given this site will no longer act as a visual marker to identify the town square.

2.7.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ.

- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

2.7.4 Map changes

Nil.

2.8 Pedestrian and cycle networks

2.8.1 Provision of pedestrian and cycle networks adjoining the local plan area

- (1) In Part 6 Zone codes; Item 6.2.11 Recreation and open space zone code, Item 6.2.11.2(3)(d):
Insert after (ii):
(iii) development on Lot 45 RP125043 facilitates a pedestrian network and major cycle network within the Slacks Creek corridor;
- (2) In Part 6 Zone codes; Item 6.2.11, Table 6.2.11.3.1— Recreation and open space zone code - accepted development (subject to requirements) and assessable development:
Insert after PO8:

Movement network	
PO9 Development on Lot 45 RP125043 facilitates a pedestrian network and major cycle network within the Slacks Creek corridor between Hiley Street and Lot 1071 SL10097.	AO9 Development on Lot 45 RP125043 facilitates a pedestrian network and major cycle network within the Slacks Creek corridor between Hiley Street and Lot 1071 SL10097.

2.8.2 Explanation

- (1) A portion of Lot 45 RP125043 forms part of the Slacks Creek corridor, however, is privately owned. As the Slacks Creek corridor portion does not form part of the local plan area, the provisions of the local plan code relating to pedestrian and cycle movement networks do not apply. This provision therefore seeks to ensure continuity of the pedestrian and cycle movement network through the Slacks Creek corridor.

2.8.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ, but rather, conforms with Goal 3: Connect of ShapingSEQ through promoting active transport in urban areas.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

2.8.4 Map changes

Nil.

2.9 Tables of assessment

2.9.1 Miscellaneous changes to the Tables of assessment

(1) In Part 5 Tables of assessment; Item 5.9.10 Springwood local plan:

Insert after Community use:

Dual occupancy (auxiliary unit)	Accepted development (subject to requirements)	
	If in the Residential edge precinct or Sports Drive precinct.	9.3.1 Dual occupancy and Dwelling house code
Dwelling house	Accepted development (subject to requirements)	
	If in the Residential edge precinct or Sports Drive precinct.	9.3.1 Dual occupancy and Dwelling house code

Remove:

Dwelling unit	Accepted development (subject to requirements)	
	If— (a) the material change of use— (i) does not involve building work; or (ii) involves building work that does not increase the existing gross floor area; or (iii) involves minor building work; (b) not in the Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— (a) not accepted development (subject to requirements); (b) not in the Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Replace with:

Dwelling unit	Accepted development (subject to requirements)	
	If— (a) the material change of use— (i) does not involve building work; or (ii) involves building work that does not increase the existing gross floor area; or (iii) involves minor building work; (b) not in the Residential edge precinct, Slacks Creek precinct or Sports Drive precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— (a) not accepted development (subject to requirements); (b) not in the Residential edge precinct, Slacks Creek precinct or Sports Drive precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Remove:

Nightclub entertainment facility	Accepted development (subject to requirements)	
	If— (a) the material change of use— (i) does not involve building work; or (ii) involves building work that does not increase the existing gross floor area; or (iii) involves minor building work; (b) not in the Civic and community precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— (a) not accepted development (subject to requirements); (b) not in the Civic and community precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Replace with:

Nightclub entertainment facility	Accepted development (subject to requirements)	
	If— (a) the material change of use— (i) does not involve building work; or (ii) involves building work that does not increase the existing gross floor area; or (iii) involves minor building work; (b) not in the Civic and community precinct, Commercial fringe precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— (a) not accepted development (subject to requirements); (b) not in the Civic and community precinct, Commercial fringe precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Remove:

Shopping centre	Accepted development (subject to requirements)	
	If all of the following are met— (a) the material change of use— (i) does not involve building work; or (ii) involves building work that does not increase the existing gross floor area; or (iii) involves minor building work; (b) in the Civic and community precinct, none of the tenancies are an adult store or liquor store; (c) if in any precinct other than the Civic and community precinct or Centre core precinct and it has an adult store tenancy—it complies with the adult store separation distance; (d) not in the Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If—	6.2.1 Centre zone code 7.2.10 Springwood local plan code

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	<p>(a) not accepted development (subject to requirements);</p> <p>(b) paragraphs (b), (c) and (d) above are met.</p>	<p>9.4.2 Filling and excavation code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.4 Landscape code</p> <p>9.4.7 Servicing, access and parking code</p>
--	--	---

Replace with:

Shopping centre	Accepted development (subject to requirements)	
	<p>If all of the following are met—</p> <p>(a) the material change of use—</p> <p style="padding-left: 20px;">(i) does not involve building work; or</p> <p style="padding-left: 20px;">(ii) involves building work that does not increase the existing gross floor area; or</p> <p style="padding-left: 20px;">(iii) involves minor building work;</p> <p>(b) in the Civic and community precinct, none of the tenancies are an adult store or liquor store;</p> <p>(c) if in any precinct other than the Civic and community precinct or Centre core precinct and it has an adult store tenancy—it complies with the adult store separation distance;</p> <p>(d) not in the Commercial fringe precinct or Slacks Creek precinct.</p>	<p>6.2.1 Centre zone code</p> <p>7.2.10 Springwood local plan code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.7 Servicing, access and parking code</p>
	Code assessment	
	<p>If—</p> <p>(a) not accepted development (subject to requirements);</p> <p>(b) paragraphs (b), (c) and (d) above are met.</p>	<p>6.2.1 Centre zone code</p> <p>7.2.10 Springwood local plan code</p> <p>9.4.2 Filling and excavation code</p> <p>9.4.3 Infrastructure code</p> <p>9.4.4 Landscape code</p> <p>9.4.7 Servicing, access and parking code</p>

Remove:

Theatre	Accepted development (subject to requirements)	
	If— (a) the material change of use— (i) does not involve building work; or (ii) involves building work that does not increase the existing gross floor area; or (iii) involves minor building work; (b) not in the Civic and community precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— (a) not accepted development (subject to requirements); (b) not in the Civic and community precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Replace with:

Theatre	Accepted development (subject to requirements)	
	If— (a) the material change of use— (i) does not involve building work; or (ii) involves building work that does not increase the existing gross floor area; or (iii) involves minor building work; (b) not in the Civic and community precinct, Commercial fringe precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.3 Infrastructure code 9.4.7 Servicing, access and parking code
	Code assessment	
	If— (a) not accepted development (subject to requirements); (b) not in the Civic and community precinct, Commercial fringe precinct or Slacks Creek precinct.	6.2.1 Centre zone code 7.2.10 Springwood local plan code 9.4.2 Filling and excavation code 9.4.3 Infrastructure code 9.4.4 Landscape code 9.4.7 Servicing, access and parking code

Explanation

- (1) The provision for Dual occupancy (auxiliary unit) and Dwelling house development in the Residential edge precinct and Sports Drive precinct seeks to ensure that the development that currently characterises these areas remains accepted development (subject to requirements).
- (2) As described earlier, the exclusion of Nightclub entertainment facility, Shopping centre and Theatre within the Commercial fringe precinct reflects a continuation of the existing land use rights within this precinct and a desire to locate these uses centrally in the local plan area.

State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

2.9.2 Map changes

Nil.

2.10 Springwood local plan figures

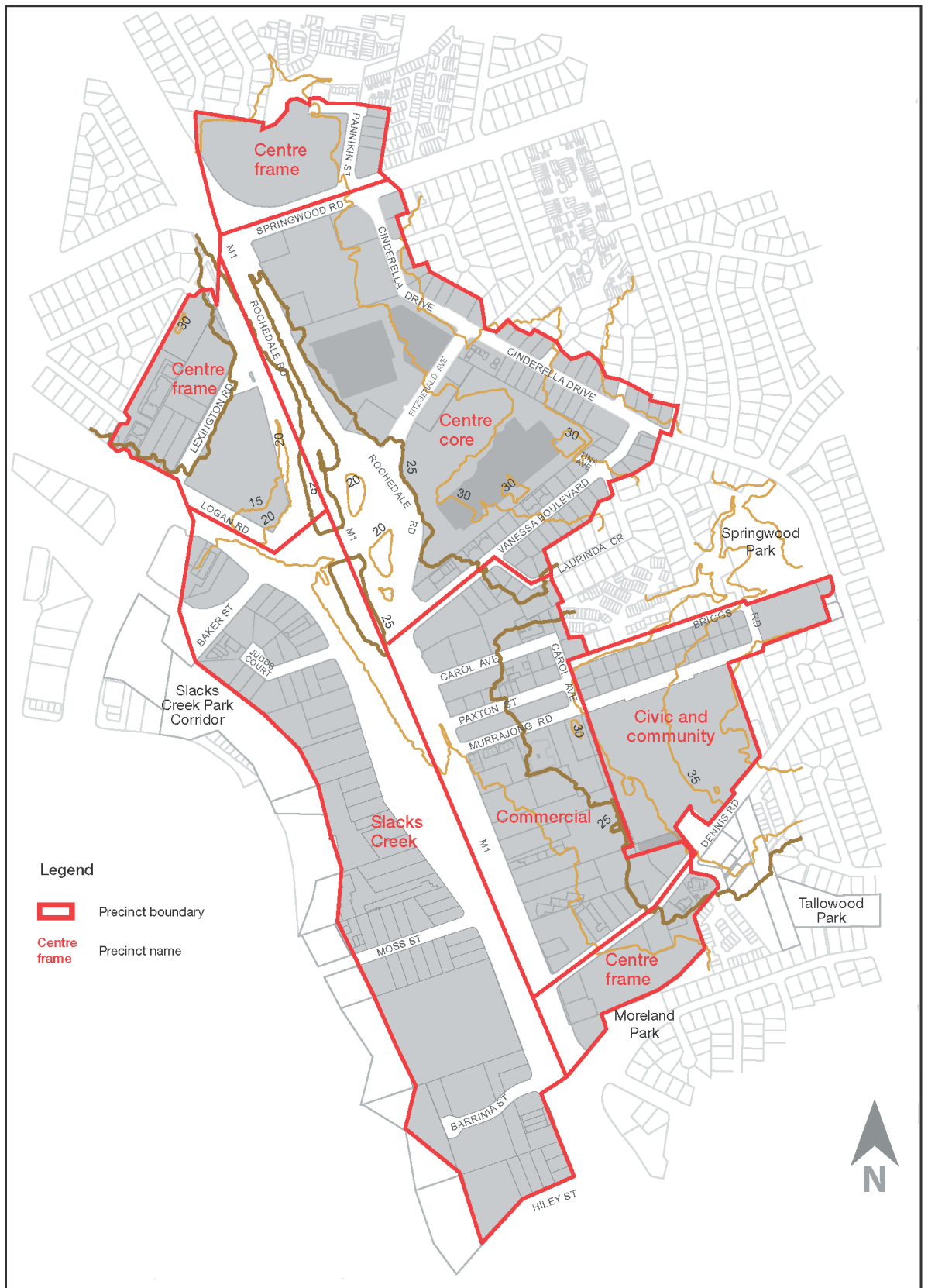
2.10.1 Update selected figures of the Springwood local plan

Note: in this section click on the new (inserted) figures to access a larger PDF version which is easier to read.

- (1) In Part 7 Local plan codes; Item 7.2.10 Springwood local plan code:

Figure 7.2.10.4.1–Springwood local plan precincts

Remove:



Replace with:

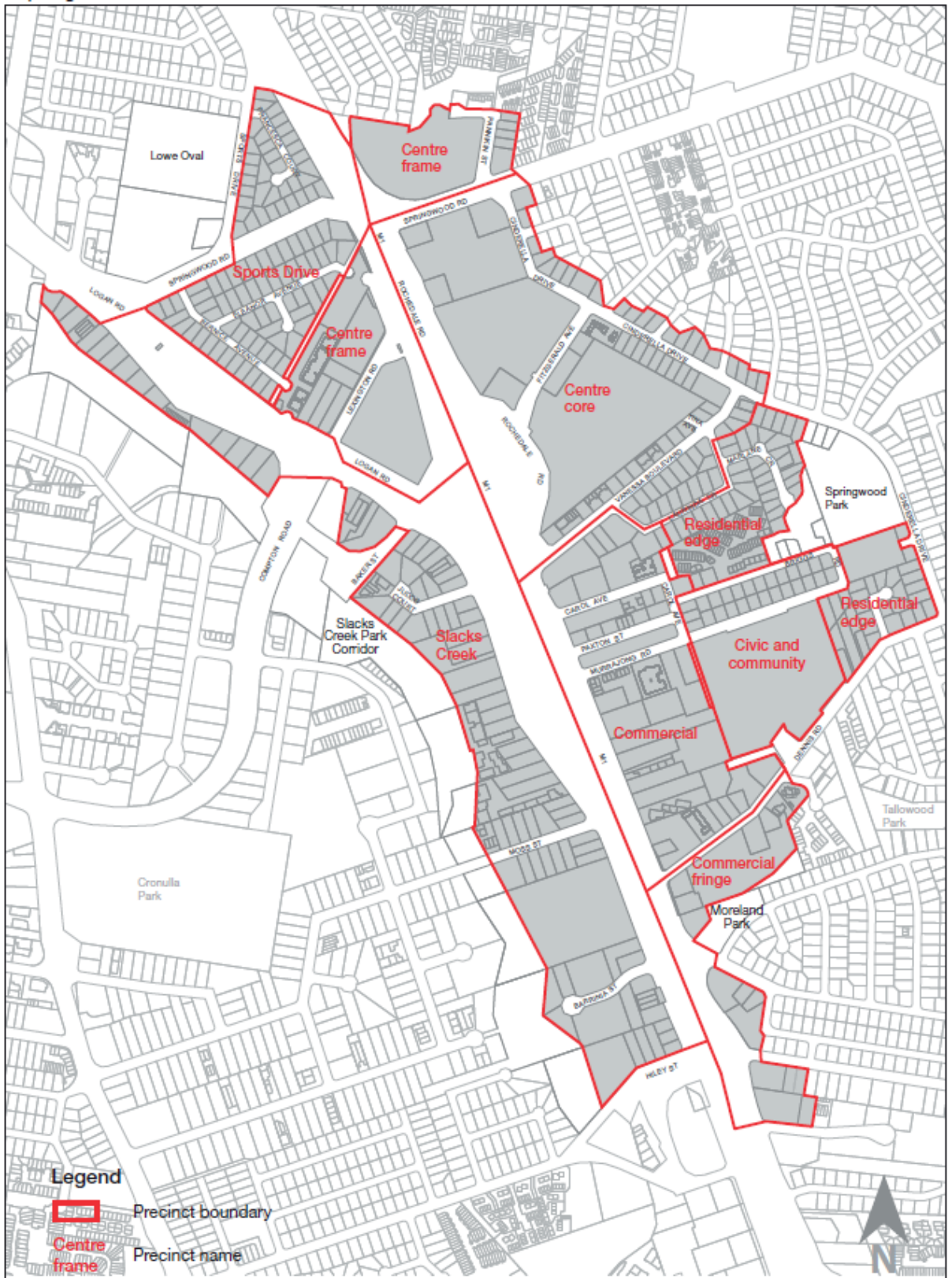
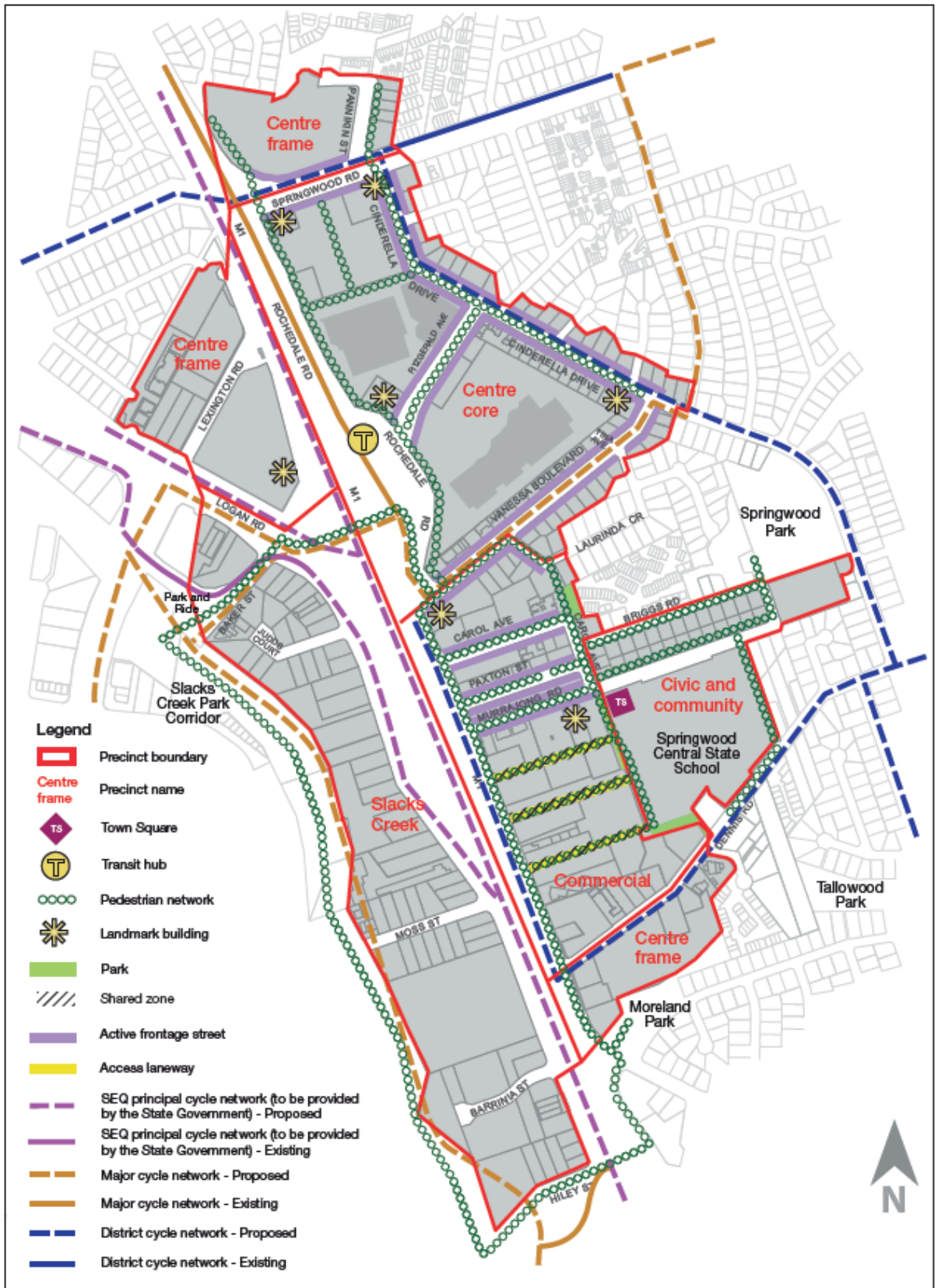


Figure 7.2.10.4.2–Springwood place making and movement network

Remove:



Replace with:

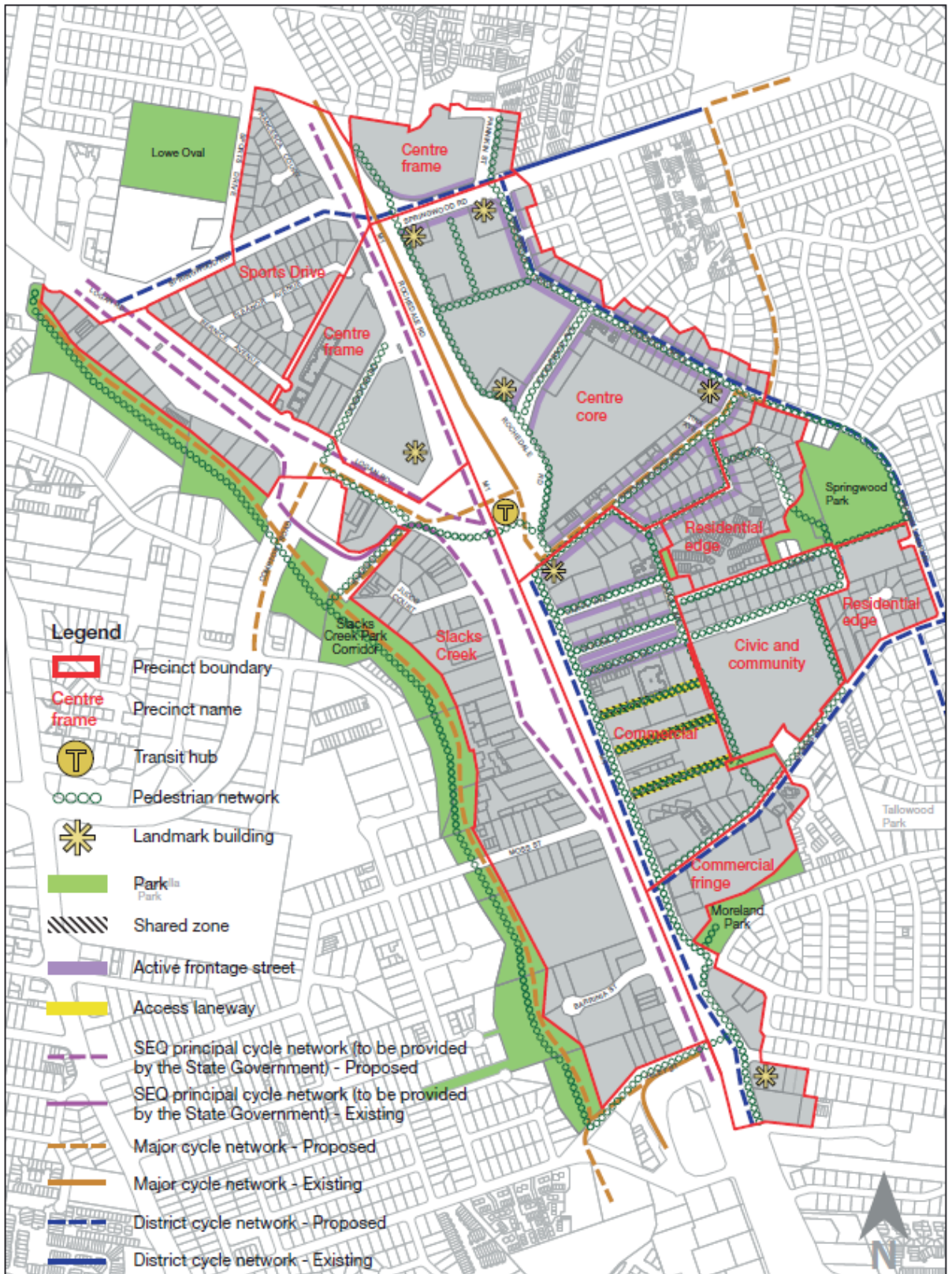
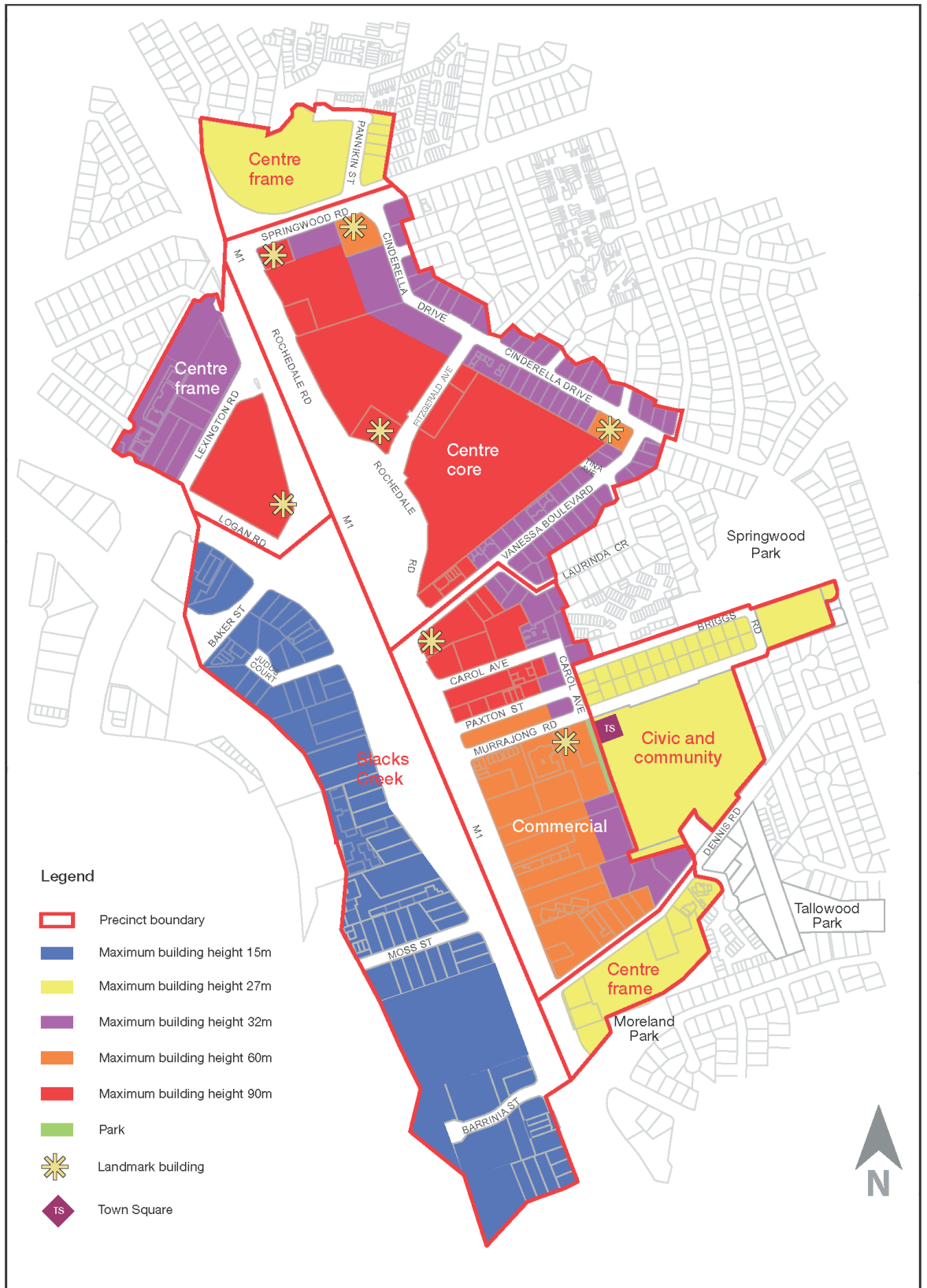


Figure 7.2.10.4.3—Springwood building heights

Remove:



Replace with:

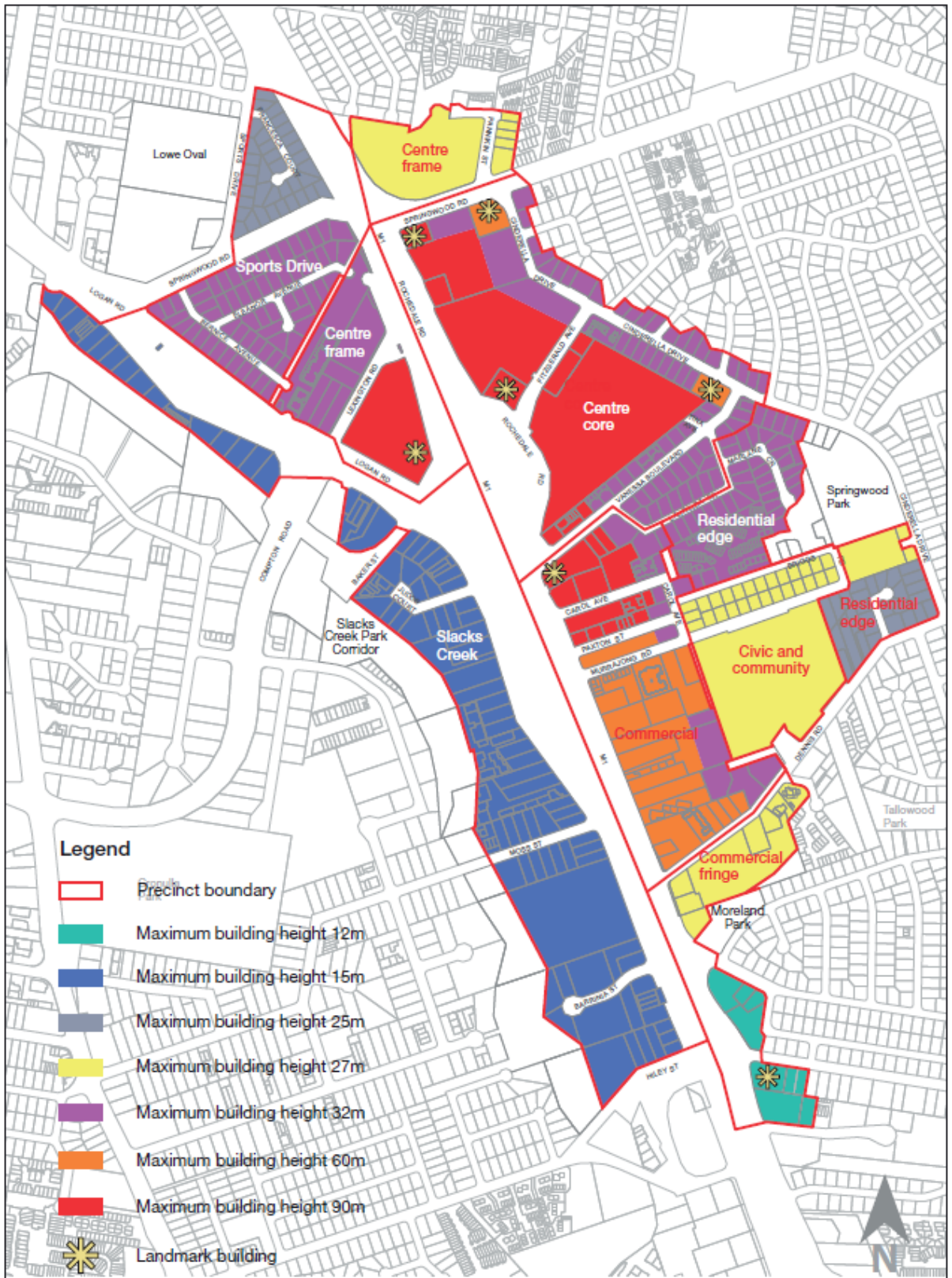
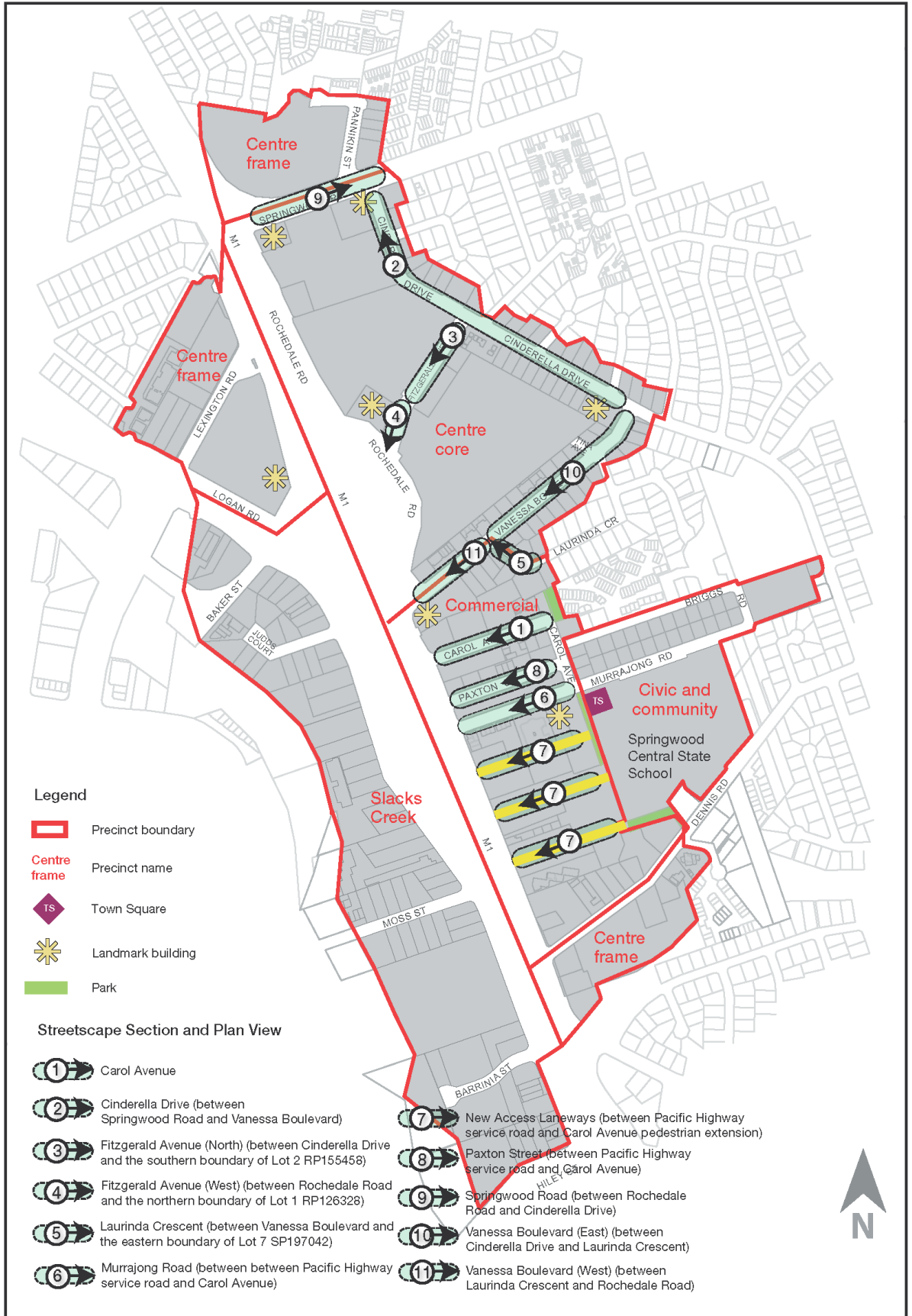


Figure 7.2.10.4–Springwood streetscape: Streetscape sections and plan view

Remove:



Replace with:

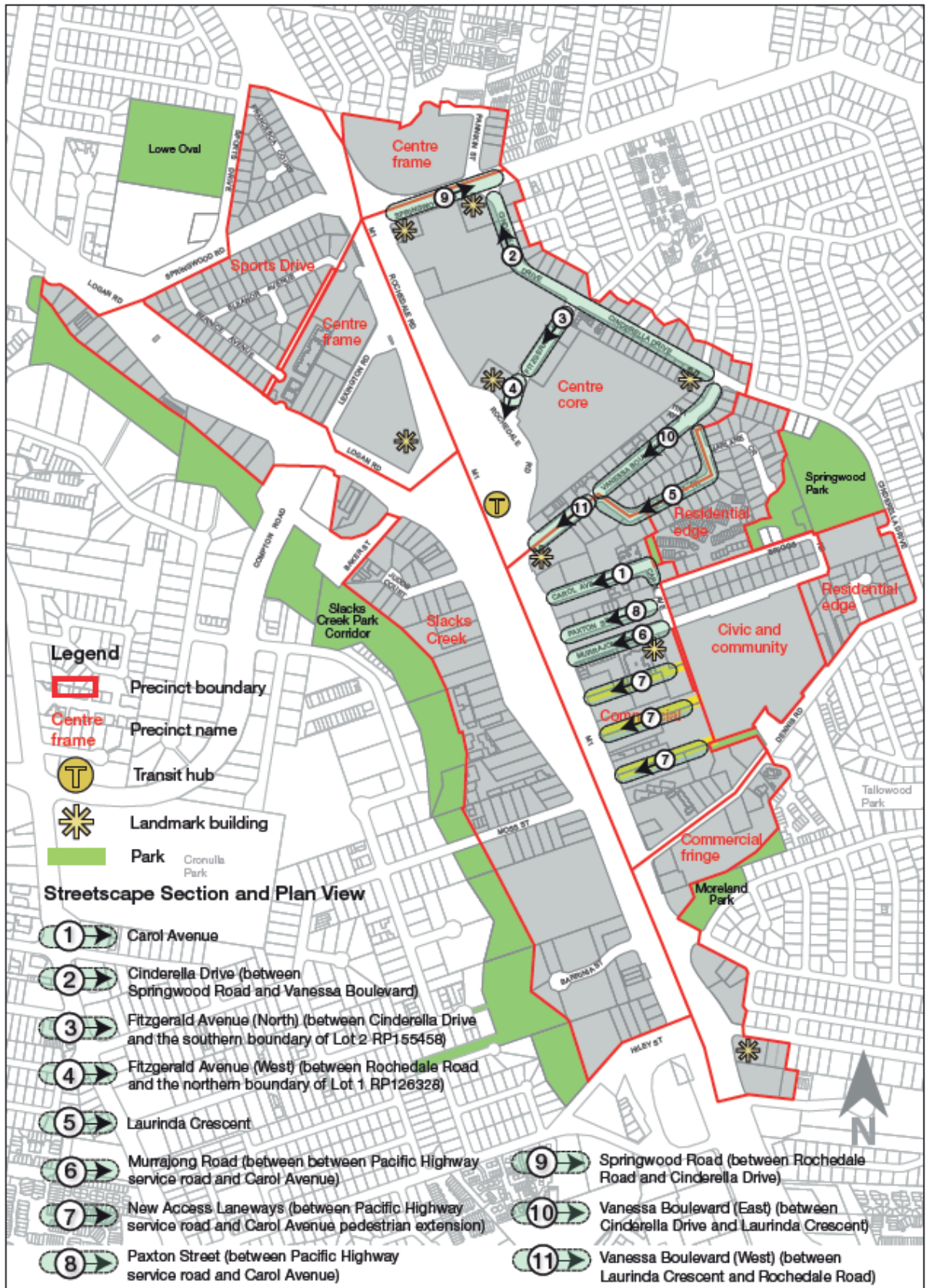
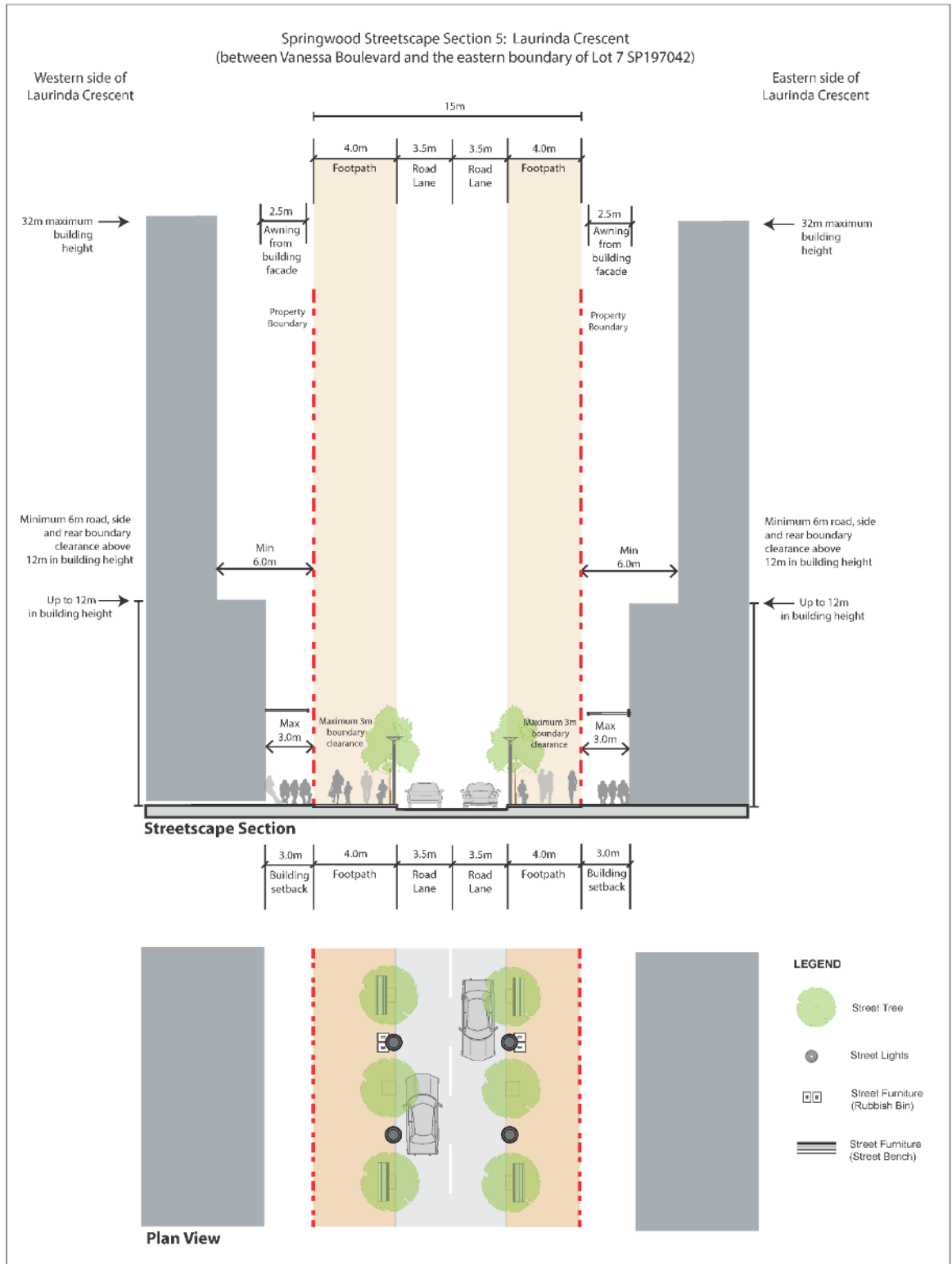


Figure 7.2.10.4.9– Springwood streetscape: Laurinda Crescent (between Vanessa Boulevard and the eastern boundary of Lot 7 SP197042)

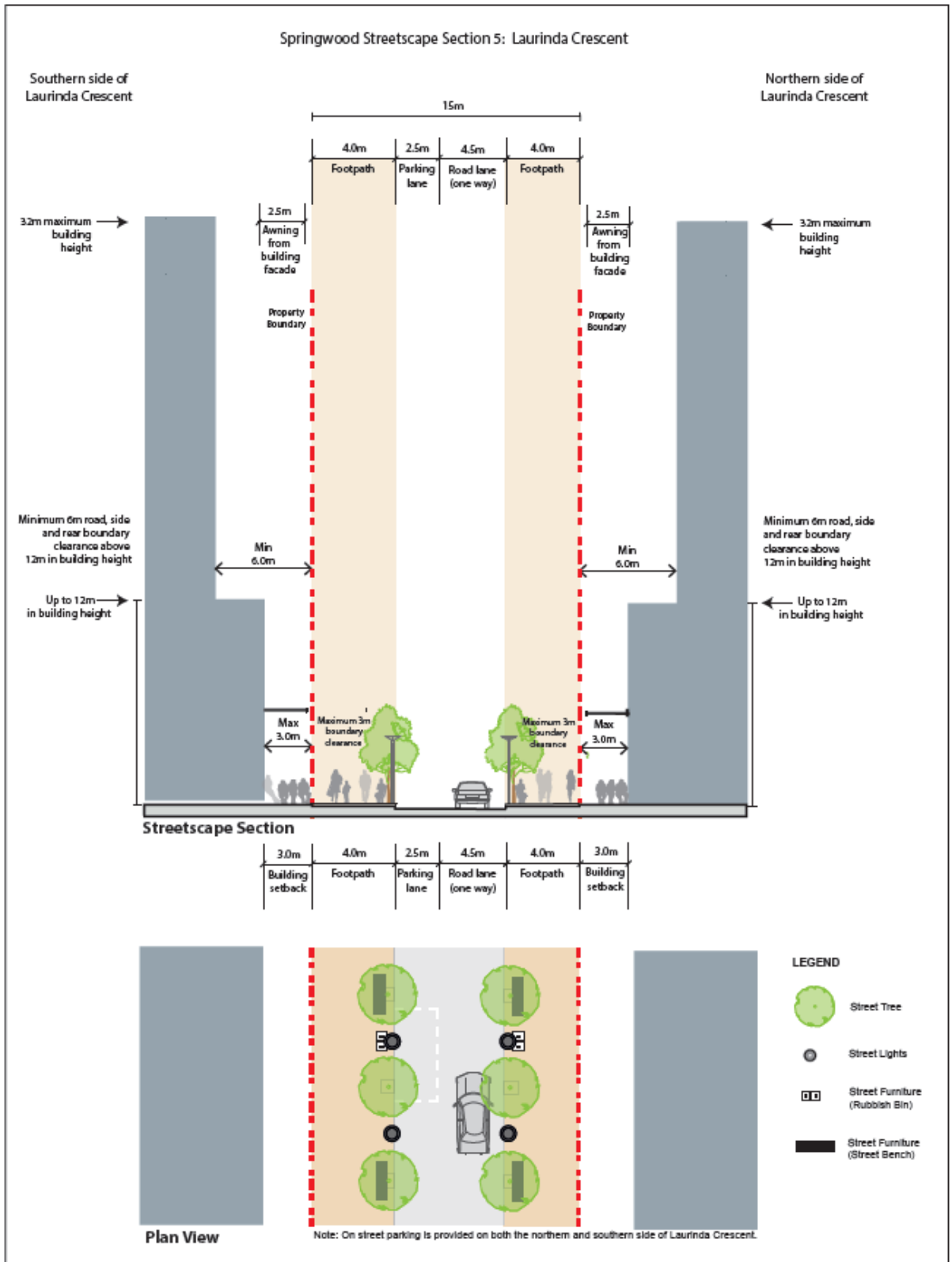
Remove:

Figure 7.2.10.4.9– Springwood streetscape: Laurinda Crescent (between Vanessa Boulevard and the eastern boundary of Lot 7 SP197042)



Replace with:

Figure 7.2.10.4.9– Springwood streetscape: Laurinda Crescent



Explanation

- (1) Figure 7.2.10.4.1–Springwood local plan precincts has been amended to identify the newly-created precincts of the local plan area, being the Commercial fringe precinct, Residential edge precinct and Sports Drive precinct.
- (2) Figure 7.2.10.4.2–Springwood place making and movement network has been amended to identify the newly-created precincts of the local plan area and enhancements to the pedestrian and cycle networks of the area. These enhancements comprise:
 - (a) extending the pedestrian network to the south of the local plan area;
 - (b) extending the pedestrian network from Laurinda Crescent through to Springwood Park;
 - (c) extending the proposed district cycle network to the south of the local plan area; and
 - (d) extending the active frontage street designation for the full extent of Laurinda Crescent.
- (3) Figure 7.2.10.4.3–Springwood building heights has been amended to identify the additional precincts to the local plan area and identify a prescribed maximum building height for these areas. The prescribed maximum building heights for the newly-created Commercial fringe precinct, Residential edge precinct and Sports Drive precinct reflect the existing maximum building heights in these areas.
- (4) Lot 1 SP110492 is prominently located at the southern entrance/exit to the local plan area and is therefore to be designated as a 'landmark building' site. This designation removes the requirement for development on this site to conform to the prescribed maximum building height.
- (5) Figure 7.2.10.4.4–Springwood streetscape: Streetscape sections and plan view has been amended to remove the reference to the portion of Laurinda Crescent to which the figure applies. The introduction of the Residential edge precincts results in the entirety of Laurinda Crescent and its adjoining properties being included within the local plan area.
- (6) Figure 7.2.10.4.9–Springwood streetscape: Laurinda Crescent has been amended to reflect changes to the movement network on Laurinda Crescent. This street now facilities one way vehicle movement (south to north) with the provision of marked parking bays. Accordingly, the figure has been amended to identify this.
- (7) Crown reserve land, being Lot 101 SL11898, Lot 203 SP217036, Lot 4 SL11056, Lot 272 SL8020, Lot 300 SP146932 and Lot 4 SL10769, 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. These parcels are proposed to be zoned to align with the intent of the respective reserve.

State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ, but rather, conforms with Goal 1: Grow of ShapingSEQ through enabling efficient use of residential land and promoting housing diversity, and conforms with Goal 5: Live of ShapingSEQ through the promotion of high quality design at higher densities.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

2.10.2 Map changes

Nil.

Part 3 Schedule 2 Mapping

3.1 Map index

3.1.1 Update Map index to reflect the changes to the Springwood local plan

- (1) In Schedule 2, amend SC2.1.1—Map index to reflect the revised gazettal dates for maps amended as part of the Springwood local plan amendment.

Remove:

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-01.00	Settlement Pattern map	15 May 2015
SFM-02.00	Natural Environment map	15 May 2015
SFM-03.00	Public Transport map	[insert gazettal date of amendment]
SFM-04.00	Road and Freight map	15 May 2015
Zone maps		
ZM-01.00	Zone map	8 September 2017
ZM-02.00	Zoning and Precinct map	8 September 2017
Local plan maps		
LPM-01.00	Beenleigh local plan map	15 May 2015
LPM-02.00	Browns Plains local plan map	15 May 2015
LPM-03.00	Jimboomba local plan map	15 May 2015
LPM-04.00	Logan Central local plan map	15 May 2015
LPM-05.00	Logan Village local plan map	15 May 2015
LPM-06.00	Loganholme local plan map	11 December 2015
LPM-07.00	Loganlea local plan map	15 May 2015
LPM-08.00	Park Ridge local plan map	15 May 2015
LPM-09.00	Shailer Park local plan map	15 May 2015
LPM-10.00	Springwood local plan map	15 May 2015
Overlay maps		
OM-01.00	Acid sulfate soils overlay map	15 May 2015
OM-01.01	Acid sulfate soils overlay map	15 May 2015
OM-02.00	Biodiversity areas overlay map	15 May 2015
OM-02.01	Biodiversity areas overlay map	15 May 2015
OM-02.02	Biodiversity areas overlay map	15 May 2015
OM-02.03	Biodiversity areas overlay map	15 May 2015
OM-02.04	Biodiversity areas overlay map	[insert gazettal date of amendment]
OM-03.00	Bushfire hazard areas overlay map	[insert gazettal date of amendment]
OM-03.01	Bushfire hazard areas overlay map	[insert gazettal date of amendment]

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Map number	Map title	Gazettal date
OM-04.00	Extractive resource areas overlay map	15 May 2015
OM-04.01	Extractive resource areas overlay map	15 May 2015
OM-05.00	Flood hazard areas overlay map	[insert gazettal date of amendment]
OM-06.00	Greenbank training area buffer overlay map	9 December 2016
OM-07.00	Heritage overlay map	[insert gazettal date of amendment]
OM-07.01	Heritage overlay map	[insert gazettal date of amendment]
OM-08.00	Landslide hazard and steep slope overlay map	[insert gazettal date of amendment]
OM-08.01	Landslide hazard and steep slope overlay map	[insert gazettal date of amendment]
OM-09.00	Regional infrastructure corridors and substations overlay map	15 May 2015
OM-09.01	Regional infrastructure corridors and substations overlay map	15 May 2015
OM-10.00	Strategic airport and environs overlay map	15 May 2015
OM-10.01	Strategic airport and environs overlay map	15 May 2015
OM-11.00	Transport noise corridors overlay map	6 May 2016
OM-12.00	Water resource catchments overlay map	15 May 2015
OM-12.01	Water resource catchments overlay map	15 May 2015
OM-13.00	Waterway corridors and wetlands overlay map	[insert gazettal date of amendment]
OM-13.01	Waterway corridors and wetlands overlay map	[insert gazettal date of amendment]
OM-13.02	Waterway corridors and wetlands overlay map	[insert gazettal date of amendment]
OM 13.03	Waterway corridors and wetlands overlay map	[insert gazettal date of amendment]

Replace with:

Map number	Map title	Gazettal date
Strategic framework maps		
SFM-01.00	Settlement Pattern map	15 May 2015
SFM-02.00	Natural Environment map	15 May 2015

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Map number	Map title	Gazettal date
SFM-03.00	Public Transport map	[insert gazettal date of amendment]
SFM-04.00	Road and Freight map	15 May 2015
Zone maps		
ZM-01.00	Zone map	[insert gazettal date of amendment]
ZM-02.00	Zoning and Precinct map	[insert gazettal date of amendment]
Local plan maps		
LPM-01.00	Beenleigh local plan map	15 May 2015
LPM-02.00	Browns Plains local plan map	15 May 2015
LPM-03.00	Jimboomba local plan map	15 May 2015
LPM-04.00	Logan Central local plan map	15 May 2015
LPM-05.00	Logan Village local plan map	15 May 2015
LPM-06.00	Loganholme local plan map	11 December 2015
LPM-07.00	Loganlea local plan map	15 May 2015
LPM-08.00	Park Ridge local plan map	15 May 2015
LPM-09.00	Shailer Park local plan map	15 May 2015
LPM-10.00	Springwood local plan map	[insert gazettal date of amendment]
Overlay maps		
OM-01.00	Acid sulfate soils overlay map	15 May 2015
OM-01.01	Acid sulfate soils overlay map	15 May 2015
OM-02.00	Biodiversity areas overlay map	15 May 2015
OM-02.01	Biodiversity areas overlay map	15 May 2015
OM-02.02	Biodiversity areas overlay map	15 May 2015
OM-02.03	Biodiversity areas overlay map	15 May 2015
OM-02.04	Biodiversity areas overlay map	[insert gazettal date of amendment]
OM-03.00	Bushfire hazard areas overlay map	[insert gazettal date of amendment]
OM-03.01	Bushfire hazard areas overlay map	[insert gazettal date of amendment]
OM-04.00	Extractive resource areas overlay map	15 May 2015
OM-04.01	Extractive resource areas overlay map	15 May 2015
OM-05.00	Flood hazard areas overlay map	[insert gazettal date of amendment]
OM-06.00	Greenbank training area buffer overlay map	9 December 2016
OM-07.00	Heritage overlay map	[insert gazettal date of amendment]
OM-07.01	Heritage overlay map	[insert gazettal date of amendment]

Map number	Map title	Gazettal date
OM-08.00	Landslide hazard and steep slope overlay map	[insert gazettal date of amendment]
OM-08.01	Landslide hazard and steep slope overlay map	[insert gazettal date of amendment]
OM-09.00	Regional infrastructure corridors and substations overlay map	15 May 2015
OM-09.01	Regional infrastructure corridors and substations overlay map	15 May 2015
OM-10.00	Strategic airport and environs overlay map	15 May 2015
OM-10.01	Strategic airport and environs overlay map	15 May 2015
OM-11.00	Transport noise corridors overlay map	6 May 2016
OM-12.00	Water resource catchments overlay map	15 May 2015
OM-12.01	Water resource catchments overlay map	15 May 2015
OM-13.00	Waterway corridors and wetlands overlay map	[insert gazettal date of amendment]
OM-13.01	Waterway corridors and wetlands overlay map	[insert gazettal date of amendment]
OM-13.02	Waterway corridors and wetlands overlay map	[insert gazettal date of amendment]
OM 13.03	Waterway corridors and wetlands overlay map	[insert gazettal date of amendment]

3.1.2 Explanation

- (1) SC2.1.1—Map index is proposed to be amended to reflect the revised gazettal dates for maps amended as part of the Springwood local plan amendment.

3.1.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

3.1.4 Map changes

Nil.

3.2 Zone maps

3.2.1 Update ZM-01.00 Zone map to reflect the changes to the Springwood local plan

- (1) In Schedule 2, ZM-01.00 Zone map, amend the zoning of relevant areas to reflect the changes proposed to the Springwood local plan area.

3.2.2 Explanation

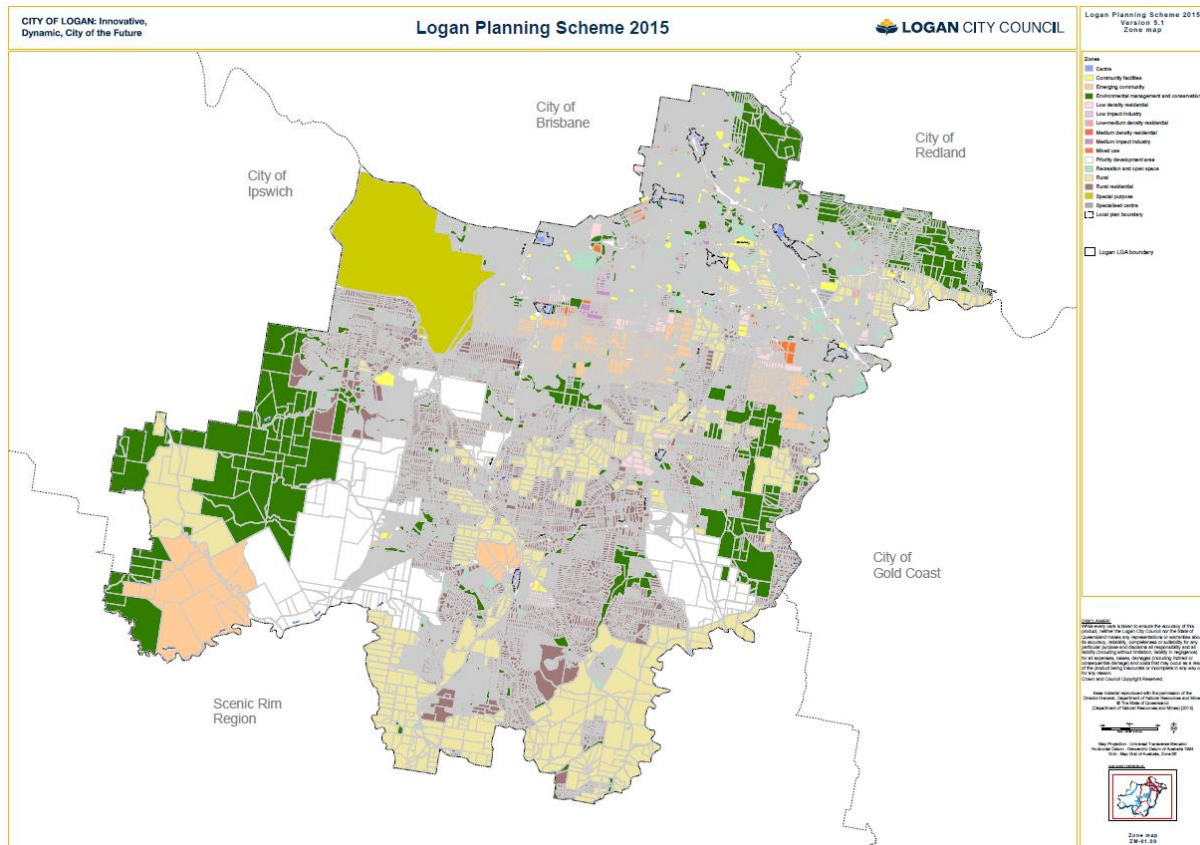
- (1) ZM-01.00 Zone map is proposed to be amended to ensure consistency between the map and the local plan figures.
- (2) All new areas incorporated into the local plan area are to be included in the Centre zone (as is the convention for local plans). Crown reserve land is excluded from the local plan boundary so as to not confer land use rights that would be inconsistent with the intent of the reserves. Such parcels are zoned to align with the intent of the respective reserve.

3.2.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

3.2.4 Map changes

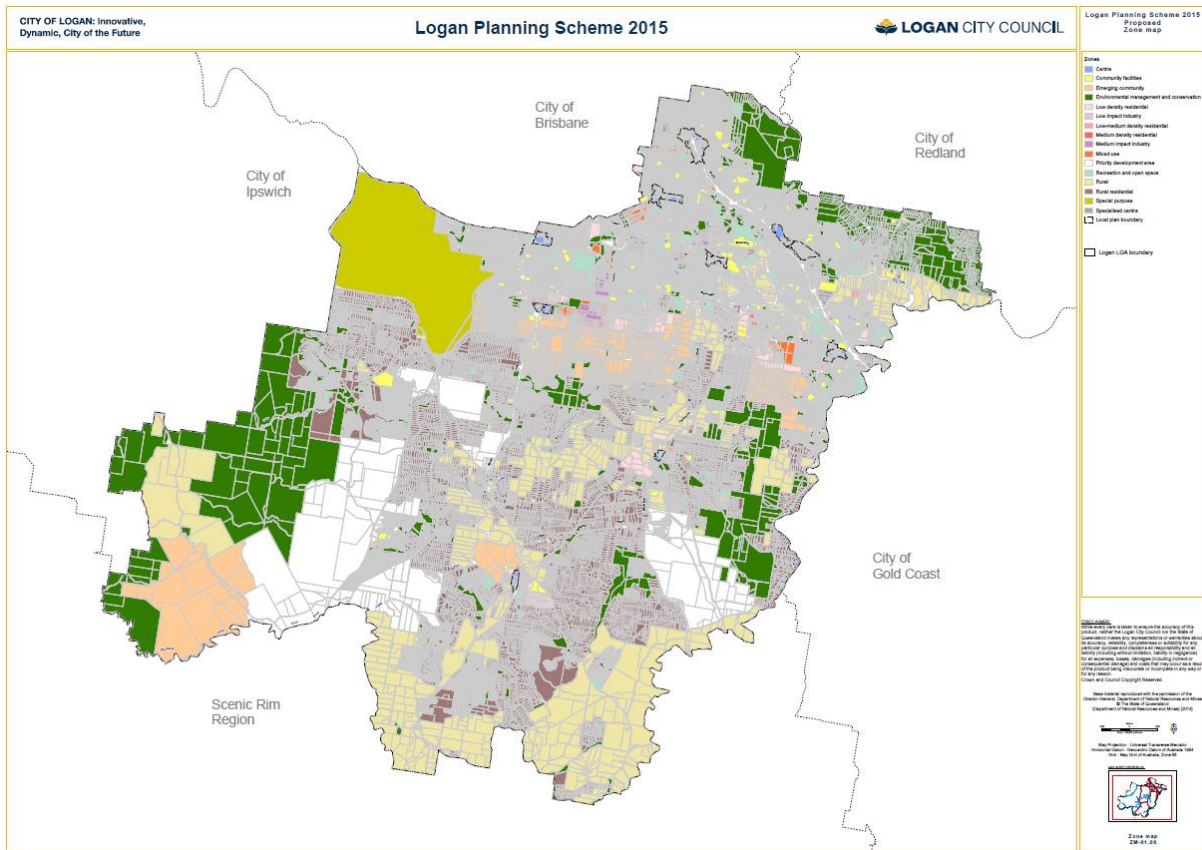
Remove:



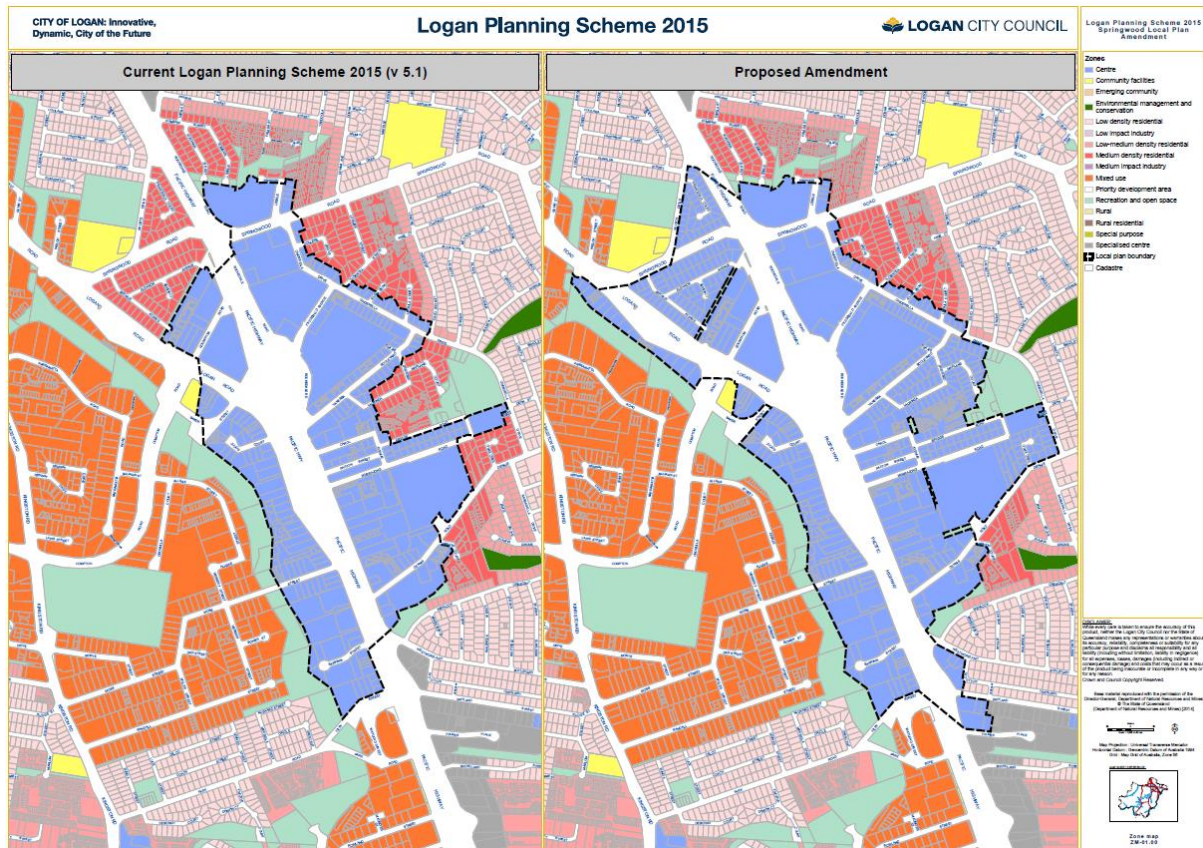
Replace with:

(click on the map to access a larger PDF copy)

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A comparison of the current and proposed ZM-01.00 Zone map is provided below for clarity. Click on the map to access a larger PDF copy.



3.3 Zoning and precinct map

3.3.1 Update ZM-02.00 Zoning and precinct map to reflect the changes to the Springwood local plan

- (1) In Schedule 2, ZM-02.00 Zoning and precinct map, amend the precinct designation of relevant areas to reflect the changes proposed to the Springwood local plan area.

3.3.2 Explanation

- (1) ZM-02.00 Zoning and precinct map is proposed to be amended to ensure consistency between the map and the local plan figures.

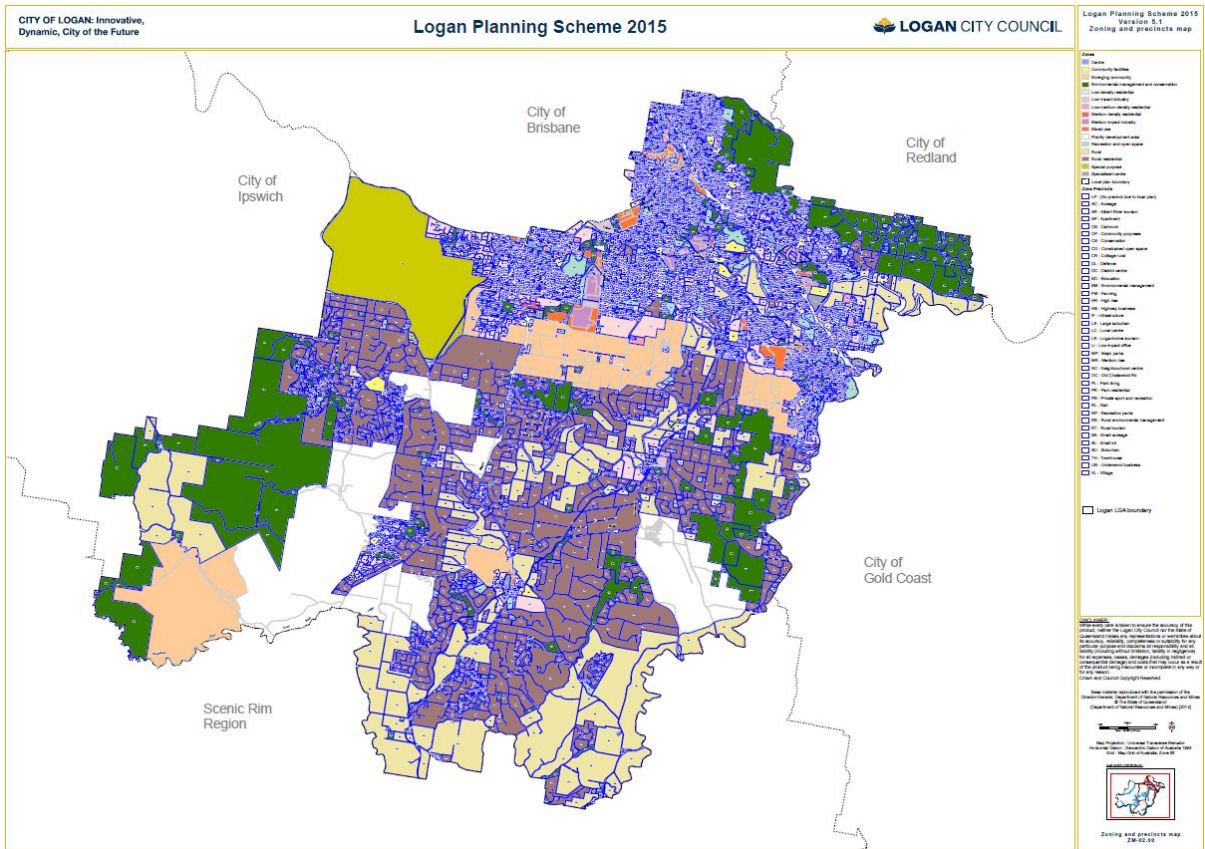
3.3.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

3.3.4 Map changes

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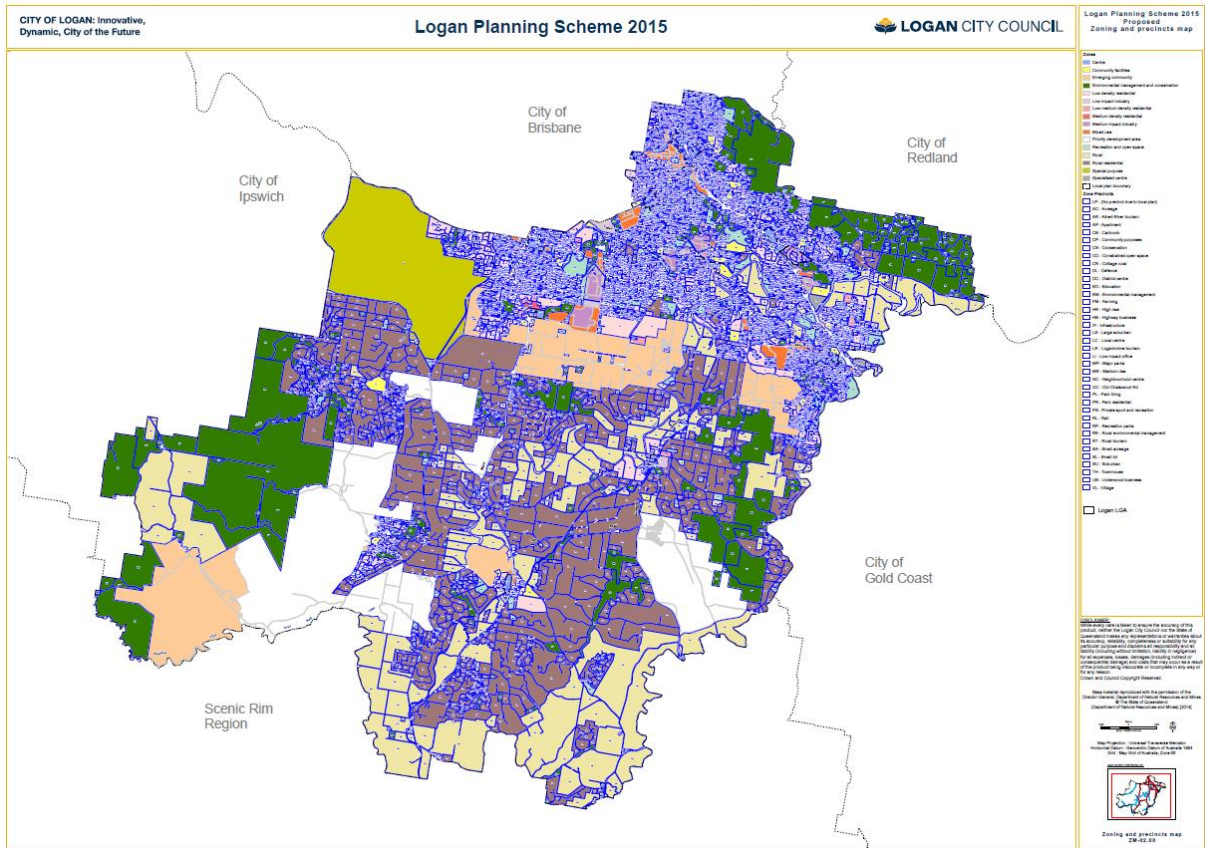
Remove:



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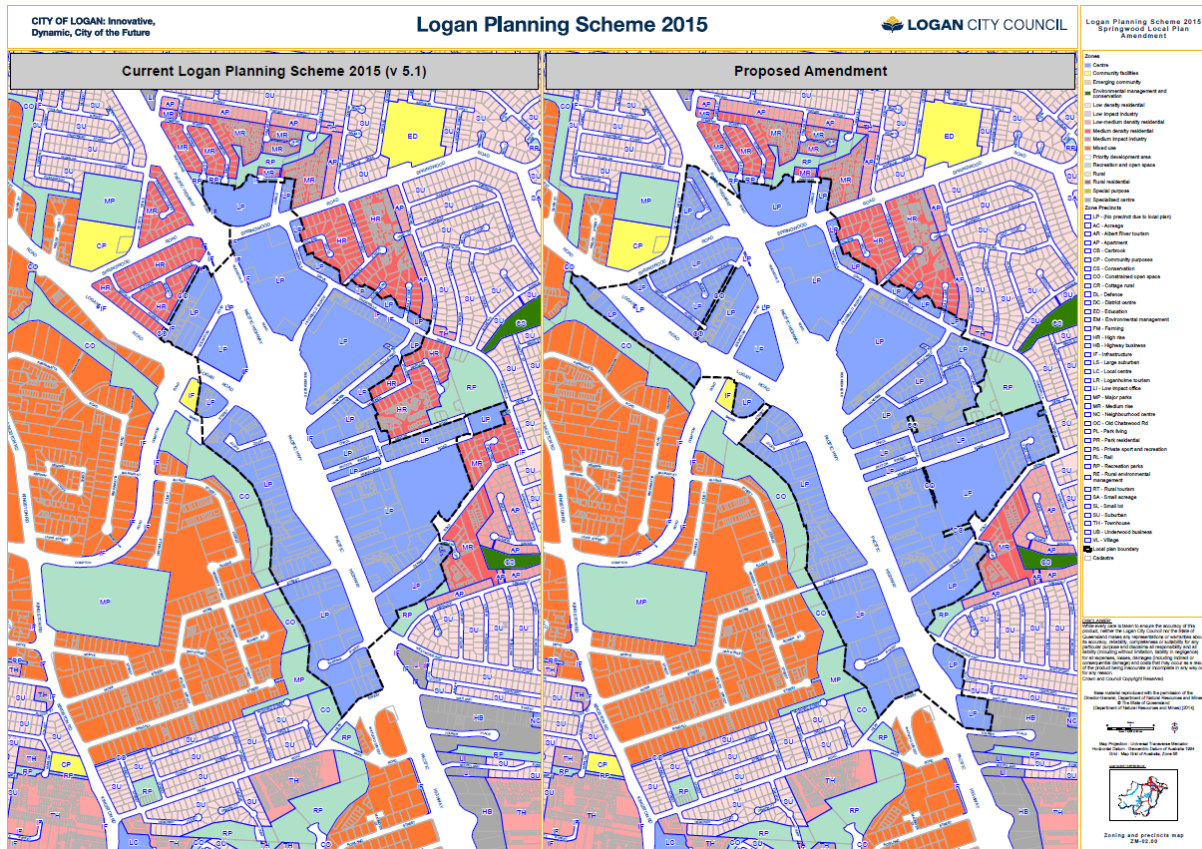
Replace with:

(click on the map to access a larger PDF copy)



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A comparison of the current and proposed ZM-02.00 Zoning and precinct map is provided below for clarity. Click on the map to access a larger PDF copy.



3.4 Springwood local plan map

3.4.1 Update LPM-10.00 Springwood local plan map to reflect the changes to the Springwood local plan

- (1) In Schedule 2, LPM-10.00 Springwood local plan map, amend the local plan boundary and precinct areas to reflect the changes proposed to the Springwood local plan area.

3.4.2 Explanation

- (1) LPM-10.00 Springwood local plan map is proposed to be amended to ensure consistency between the map and the local plan figures.

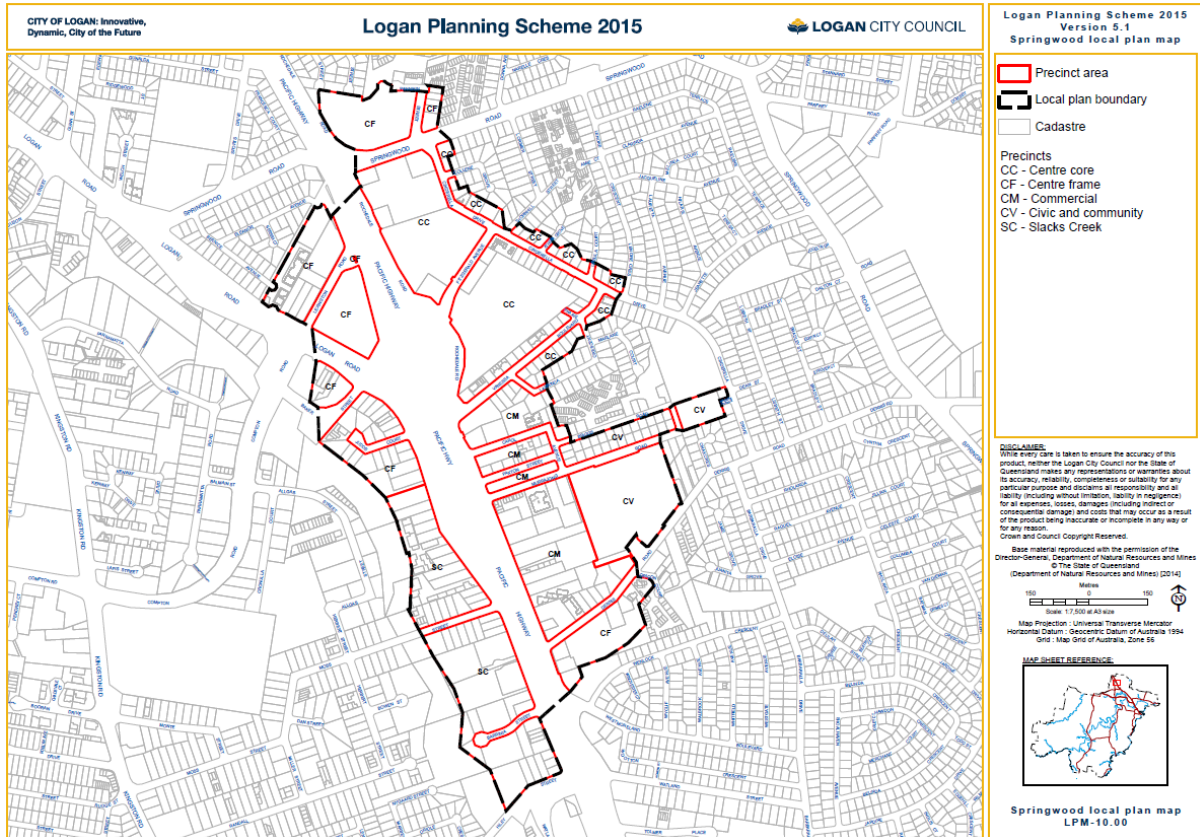
3.4.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

3.4.4 Map changes

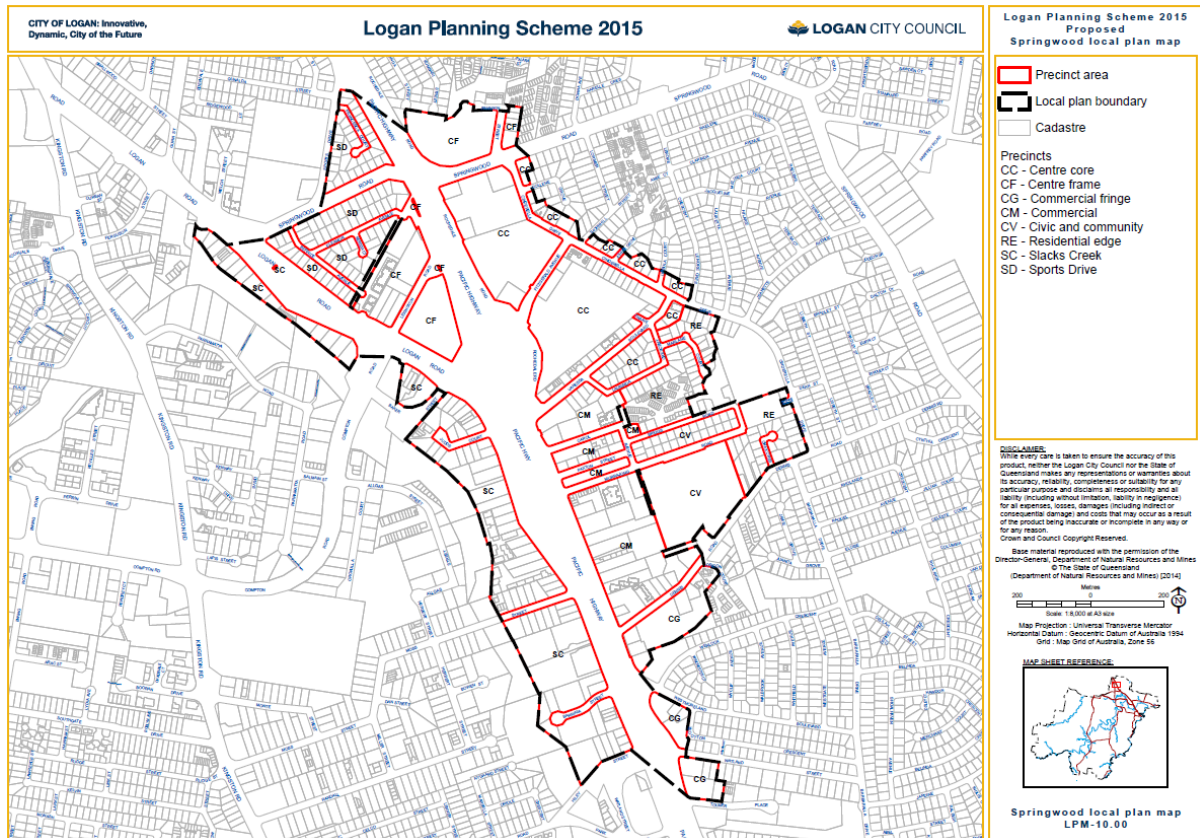
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Remove:



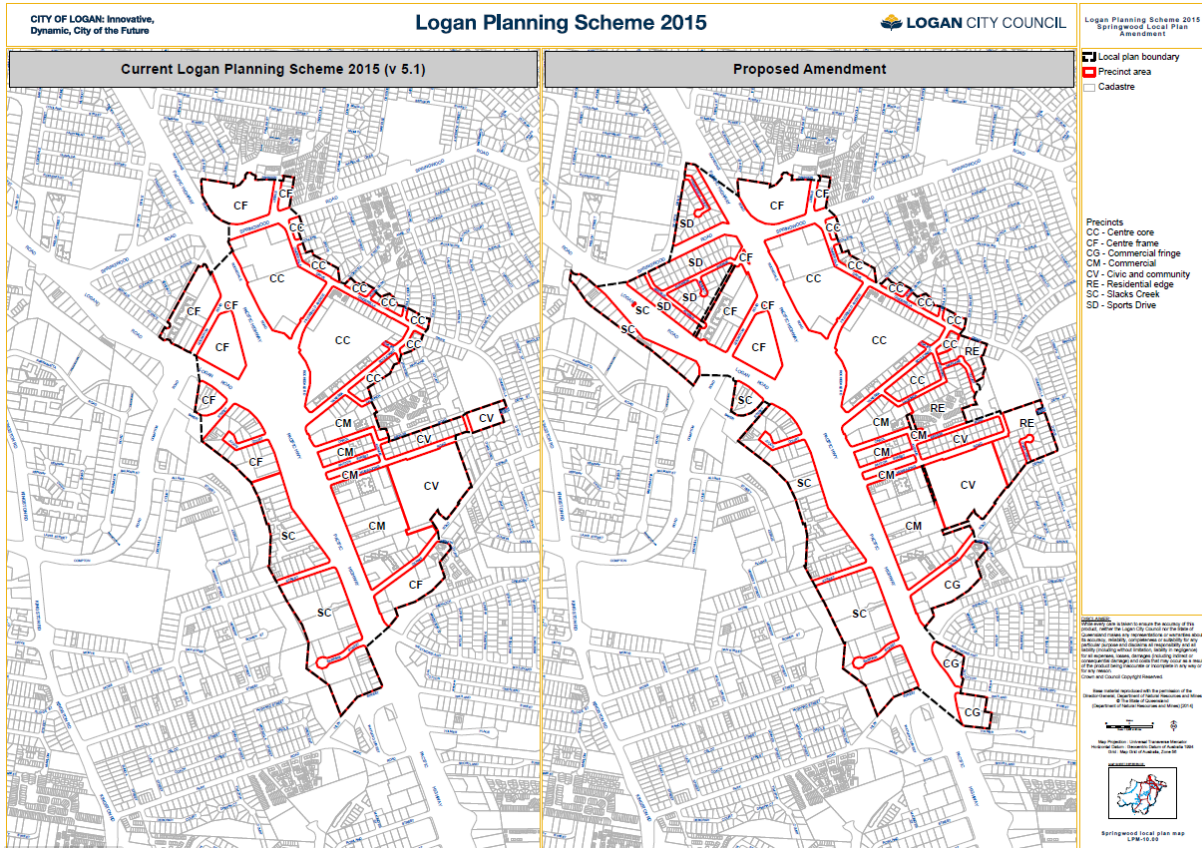
Replace with:

(click on the map to access a larger PDF copy)



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A comparison of the current and proposed LPM-10.00 Springwood local plan map is provided below for clarity. Click on the map to access a larger PDF copy.



Part 4 Planning scheme policy amendments

4.1 PSP 8 – Landmark buildings

4.1.1 Clarify the design intention of ‘landmark buildings’

- (1) The proposed amendment results in the following changes to Planning Scheme Policy 8— Urban Design.

2.4.4.1 Centres

Remove:

- (5) Landmark buildings are placed on corners or at the end of vistas where they highlight significant locations or important junctions as illustrated in Figure 2.4.4.1.4 of this planning scheme policy.

Replace with:

- (5) Landmark buildings are ideally placed on corners or at the end of vistas where they highlight significant locations or important junctions as illustrated in Figure 2.4.4.1.4 of this planning scheme policy.
- (6) Landmark buildings are designed to enhance the existing urban landscape and give priority to pedestrian activity.
- (7) Landmark buildings effectively utilise the prominence of their location, as illustrated in Figure 2.4.4.1.4 of this planning scheme policy, by where applicable:
- (a) addressing both streets with active frontages;
 - (b) wrapping windows around the corner of the building at the intersection of the two streets;
 - (c) orientating the building entrance to address the corner directly;
 - (d) accommodating increased height;
 - (e) having regard for the overall bulk and scale of the tower forms above podium level;
 - (f) stepping the building form down and away from the key ‘landmark’ edges.
- (8) Landmark buildings maximise building openings and entrances and provide opportunities for active uses to engage with pedestrian traffic. Building entrances address the streetscape and are:
- (a) readily identifiable from the road frontage;
 - (b) add visual interest to the streetscape;
 - (c) are designed to limit opportunities for concealment.
- (9) Landmark buildings are designed to be attractive and create visual interest with fine-grained building articulation. External materials and finishes demonstrate a well-articulated building façade including:
- (a) fine-grained elements such as screens and integrated awnings;
 - (b) balconies;
 - (c) mix of colours and high quality materials to add diversification to treatments and finishes;
 - (d) mix of materials (both solid and transparent) avoiding highly reflective finishes;
 - (e) avoidance of large expanses of blank walls (especially where prominent) and repetition through articulation and architectural treatments such as balconies and breakouts;
 - (f) regard for the size of recurring features such as windows and doors so as to not detract from the overall scale of the building;

- (g) attractive roof spaces (roof projections and active areas);
 - (h) minimisation of the visual dominance of plant and equipment on building roofs.
- (10) Landmark buildings create attractive views and vistas from all distance ranges, which can be achieved through the use of;
- (a) a focal point; or
 - (b) a tower; or
 - (c) a visual display; or
 - (d) distinctive artwork; or
 - (e) integrated awning structures; or
 - (f) windows on corners.
- (11) Landmark buildings respond to location and the subtropical climate by orientating tower forms to reduce solar gain and capitalise on prevailing breezes and views.

4.1.2 Explanation

- (1) The considerable expansion of the landmark building design guidelines seeks to provide clarification on the built form outcome sought for landmark buildings.
- (2) It is noted that this clarification is particularly pertinent given the allowance for development in the Centre core precinct and Commercial precinct to exceed the prescribed maximum building height where conforming to the above design requirements.

4.1.3 State interest

- (1) ShapingSEQ: The proposed amendment does not impact the outcomes sought under ShapingSEQ, but rather, conforms with Goal 5: Live of ShapingSEQ through the promotion of high quality design adopting subtropical design principles.
- (2) State planning policy (SPP): The proposed amendment does not conflict with the outcomes of the SPP.

4.1.4 Map changes

Nil.