

Planning and Development (PD) Hub

Help (User Guide)

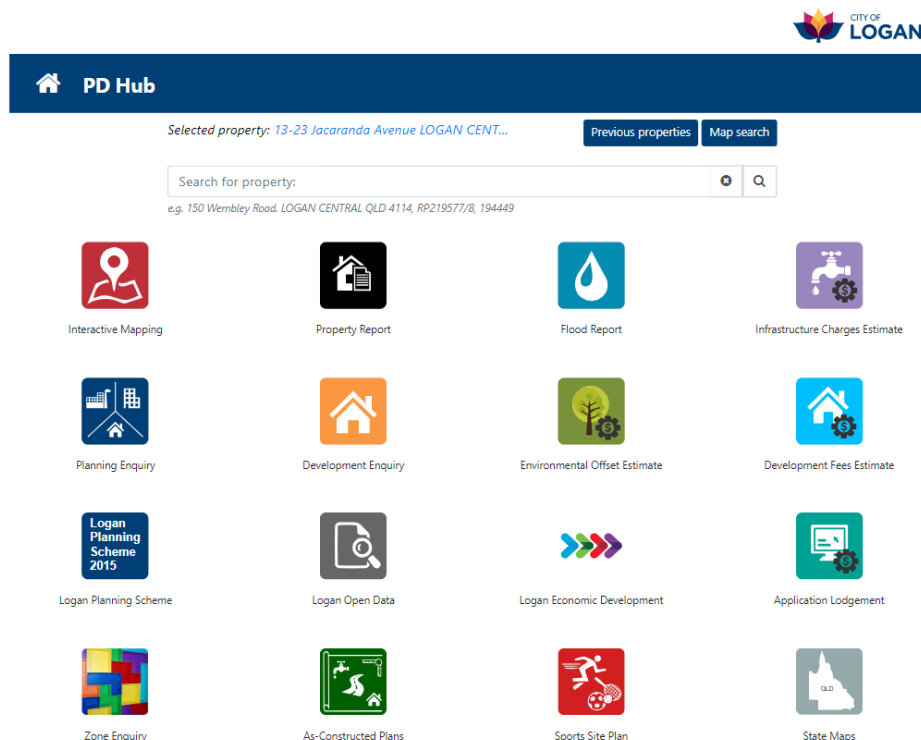


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Introduction

The Logan PD Hub is an online service to support planning and development in the City of Logan. It provides a central portal for digital service delivery, outlined in the table below, with later sections of the document providing more specific detail about each tool/function.

Mapping	<ul style="list-style-type: none"> • An Interactive Mapping tool which allows you to review information from the Logan Planning Scheme (current and superseded versions), along with key base maps such as cadastre (property and road boundaries), contours and aerial imagery. • An interactive 3D viewer/analyser, noting that 3D models are available only for some areas of the city (including the four key activity centres of Springwood, Beenleigh, Logan Central and Meadowbrook). This includes the ability to undertake shadow analysis.
Information reports	<ul style="list-style-type: none"> • A Property Report tool which provides a report of information about the property (e.g. size, division) and some of key elements of the Logan Planning Scheme 2015 which are applicable (zone(s), precincts, local plans, overlays, trunk infrastructure). • A Flood Report link to the Logan Flood Portal which provides a comprehensive report showing maps of the selected property and information about flood risk, based on the latest flood studies.
Enquiry tools	<ul style="list-style-type: none"> • A Planning Enquiry tool which allows you to search via activity (where can I do this?) or location (what can I do here?) and provides a report with information from the Logan Planning Scheme 2015 applicable to a selected property and selected activity. This report provides information on applicable zone, overlay and activity information and whether a Development Application is required, and what some of the applicable development controls and codes are. • A Development Enquiry tool which allows you to search and view Development Applications (in a list or map view) of different types (building works, planning and plumbing applications) and access further information (e.g. plans). There are also charts (dashboards) that provide a strategic view of growth in Logan, and you can save views (your favourite searches) and receive email notifications when applications meeting your criteria are lodged or changed. • A Zone Enquiry tool which allows you to review different zones on the map and access further information about a selected zone (its purpose, suburbs and precincts in that zone, some of the applicable development controls and the uses/activities that are preferred or considered in that zone). • A Sports Site Plan tool which allows you to create a site plan for a new (or existing) sporting facility by placing items on the map (e.g. playing fields, spectator facilities, clubhouses, parking areas, lights etc.). This report includes the site plan, layouts for all facilities placed on the map, rough costs estimates (where available), site overlays and a range of potential site facility considerations (e.g. around infrastructure, vegetation, asbestos, car parking etc.).

\$ Estimators	<ul style="list-style-type: none"> • A Development Fees Estimate tool which provides an estimate of application fees for proposed developments or services requested. • An Infrastructure Charges Estimate tool which provides a report of infrastructure charges applicable to a proposed development and existing use of a selected property. • An Environmental Offset Estimate tool which allows you to draw on the map one or more areas of proposed vegetation clearing, and submit a request for an estimate of applicable environmental offsets – a report and supporting information will be emailed to you within a few minutes.
Links	<ul style="list-style-type: none"> • An As-Constructed Plans tool which provides the As-Constructed Plans (domestic or commercial) for a selected property. • A number of links are provided to terms of use, help, useful related information and online services (e.g. Council's Open data portal, online development application lodgement service, Queensland State Government mapping).

Purpose & Scope

This online service (PD Hub) provides information to assist with planning and development enquiries in the City of Logan. It is designed to be used in conjunction with:

- the [Logan Planning Scheme](#), which is Council's policy governing land use in the Logan local government area; and
- further information available on Council's website for related topics such as:
 - development applications and assessment processes (click [here](#)), and/or
 - the management of vegetation and our environment (click [here](#)).

Specifically, the PD Hub provides information about key planning considerations which may apply to a property or area of land which is of interest. For example: you may be considering purchasing a property and wondering what could be done with it: Can I subdivide? Can I build a granny flat? Can I establish a business? The PD Hub (specifically the [Property Report](#)) will allow you to find the property and identify which parts of the planning scheme (e.g. zones, local plans and overlays) apply to it. The [Planning Enquiry](#) tool will also allow you determine whether a development application is required, and what provisions may apply (i.e. what you need to comply with to achieve the desired outcomes for the City of Logan).

The PD Hub:

- covers areas within the Logan City Council Local Government area only, excluding Priority Development Areas (Yarrabilba and Greater Flagstone) which are managed by Economic Development Queensland. For areas outside of Logan, please refer to the websites of the relevant local government, e.g. for surrounding areas it may be [Scenic Rim](#), [Gold Coast](#), [Ipswich](#), [Brisbane](#), or [Redlands](#).
- includes some of the maps and figures from the Logan Planning Scheme (key elements such as zones (from Part 6), local plans (from Part 7), overlays (from Part 8), Local Government Infrastructure Plan (LGIP, Part 4 and Schedule 3)) and planning scheme policies (Schedule

6)). For other Planning Scheme maps and figures, please refer to the documents of the [Logan Planning Scheme](#).

- is indicative only and does not replace any of the maps, figures or other detailed information available in the Logan Planning Scheme or superseded planning schemes. If there are any discrepancies or inconsistencies, it is the information in the Logan Planning Scheme documents (and the online [ePlan](#)) which prevails.

Terms of Use are accessible via a link in the grey footer bar in the PD Hub. In using the tool, you are accepting the Terms of Use. Please read them carefully upon your first use of the service, and [contact Council](#) if you have any questions.

General Use & Navigation

The PD Hub is designed for use within a web browser (Google Chrome is recommended), and may require pop-ups to be enabled (depending upon which features/tools you are using). The PD Hub features a responsive design which will adjust to different device screen sizes, including smart phones.

The PD Hub's header and footer includes the links outlined in the table below.

Clicking on	Takes you to
 (top right)	Logan City Council logo Council's website (home page): Logan City Council .
	Home button (left side of PD Hub title bar) PD Hub landing/home page, from which you can access any of the tools / links.
	Logan Planning Scheme icon/tile The landing page for the Logan Planning Scheme on Council's website.
	Logan Open Data icon/tile Logan City Council's Open Data Portal (free, online access to maps and apps – you can view and/or download raw data and access other mapping applications).
	DA Lodgement & Payment icon/tile The Application Lodgement page on Council's website, which provides forms, other relevant information and direct access to Council's online lodgement service for development applications.
 icon/tile	Logan Economic Development The website for the Logan Office of Economic Development , which provides useful information for business/industry and investment, as well as access to community and economic profiles for the City of Logan.
State Maps 	The State Maps available on the Queensland Government's planning website. These maps relate to State Planning Policy (state interests across a number of themes such as livability, housing, economic growth, environment, heritage, infrastructure) and development assessment management.
Terms of Use link (footer bar) 	The Logan PD Hub webpage, which includes the Terms of Use statement.
Contact our team (footer bar) 	The Contact our team webpage, which provides contact information for Council's planning and development services (e.g. phone number, address, email).
Help link (footer bar) 	The Logan PD Hub webpage, which includes access to this User Guide, frequently asked questions (FAQs), an outline of key features and other useful information.

Feedback link (footer bar)

Feedback

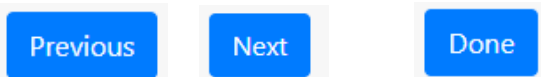
Council's [online feedback form](#) for planning and development services.

Navigation (i.e. moving around the PD Hub) is achieved by:

- **Clicking/tapping on tiles/icons** – on the PD Hub landing (home) page, each tool has its own tile/icon. To access a particular tool, you will need to click/tap on the tile/icon for that particular tool. Once you are in a particular tool, you can navigate to the PD Hub landing page by clicking on the home button in the top banner on the page or to one of the other tools (retaining the same selected property) by using the icons in the title bar at the top right side of the page.



- **Clicking/tapping on previous/next buttons** - once you are using a tool (excepting the interactive mapping), at any time you can go back to a previous screen by using the previous button and then move forward by using the next button. Some tools, where required, include a 'Done' button to initiate a final report when the required information has been provided.



Navigation (i.e. moving around the interactive mapping or using the map search) is achieved by:

- **Panning** – moving the map up, down, left or right by dragging/sweeping it (e.g. holding your primary mouse button down and dragging the mouse pointer in the desired direction) to change the centre of the map.
- **Zooming** – moving in closer (to see more detail in a smaller area) or out further (to see a larger area but less detail) on the map by using the "+" and "-" buttons illustrated on the screen shot below, or the scroll function on your mouse, or a 'pinch' gesture control with your fingers on a touch-pad device.



Double-clicking will zoom in.

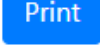
Please note map layers you have turned on may become visible or not visible at particular scales depending on their intended use (i.e. some information relates to properties at a

more detailed level, and some information is intended for use at a broader scale (e.g. suburb or city level).

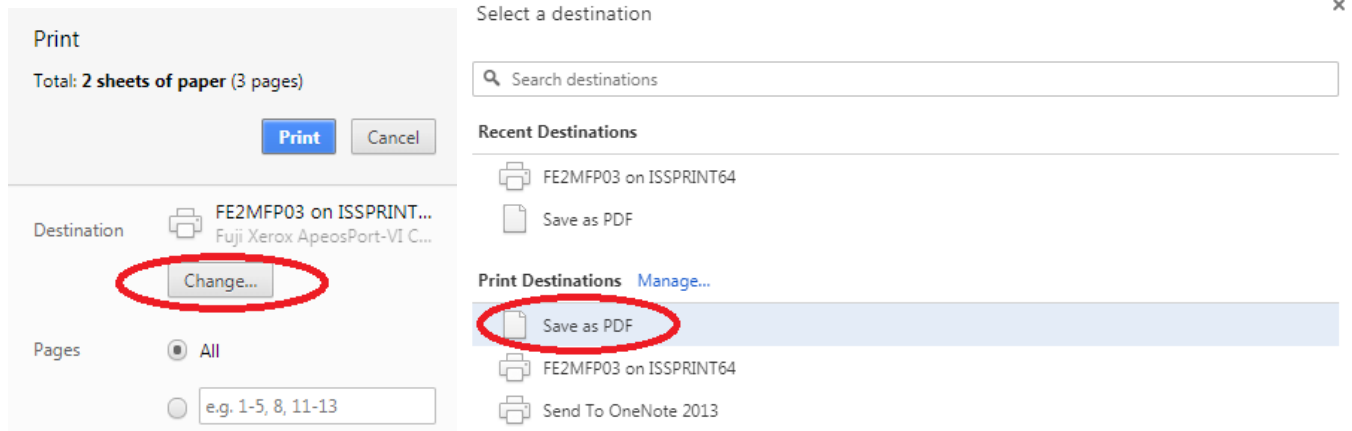
- **Scrolling** – the list of map layers can be quite long if you have expanded all of the groups; use the scroll bar as required in that section, together with the expand/collapse controls.
- **Full screen mapping** – to make the maps easier to view and work with, you can click the ‘full screen mapping’ button on the bottom right. Use the Escape key to return to the normal view.



Printing or downloading a report/estimate:

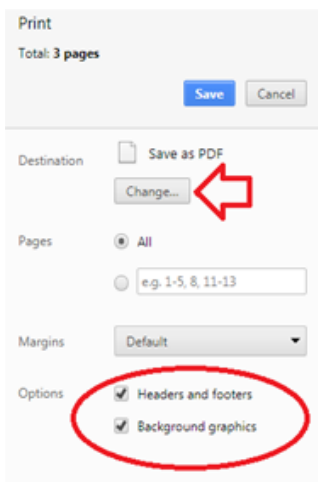
- To print or download a report or estimate, click on the Print  button.
- The PD Hub uses the print features of your browser, so what you see will differ depending on what browser and device you are using.
- If you want to download / save the report to access or share later, you will need to use the PDF option (i.e. Save as PDF or print to PDF, depending on what software and configuration you have on your device).
- It is recommended that you have the options turned on (ticked) to include headers and footers, and background colours / shading / imagery / graphics. The option is called different things in different browsers – please check the internet for more specific information about your device and browser. There is helpful information available here: <https://rewordify.com/BackgroundColors.htm>

The example illustrated below is from Google Chrome, showing how to change your printer to obtain a PDF which you can save or share as required.

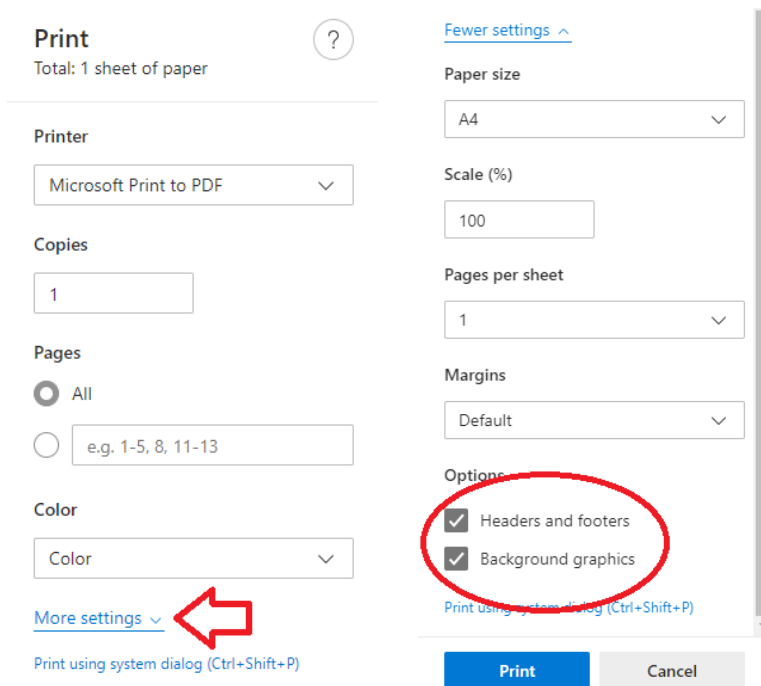


The images below illustrate the headers/footers and background images options which need to be turned on to print or save the reports properly.

Google Chrome:

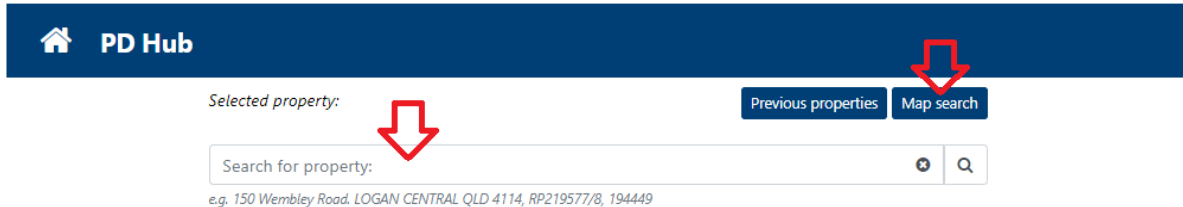


Microsoft Edge:



Property Search

The PD Hub allows you to find a property using either a text or map search.



PD Hub

Selected property:

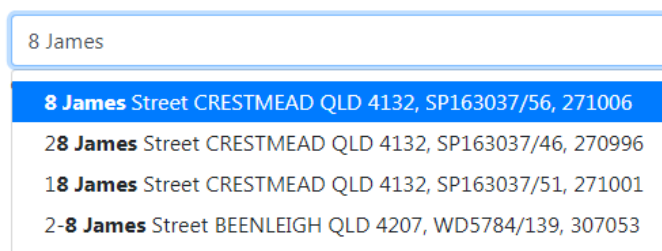
Previous properties Map search

Search for property:

e.g. 150 Wembley Road, LOGAN CENTRAL QLD 4114, RP219577/8, 194449

Text Search: The text search box allows you to type in either:

- a street address (e.g. 8 James Street Crestmead) ;
- a lot and plan number (e.g. SP163037/56); or
- a property key (e.g. 271006).



8 James

8 James Street CRESTMEAD QLD 4132, SP163037/56, 271006

28 James Street CRESTMEAD QLD 4132, SP163037/46, 270996

18 James Street CRESTMEAD QLD 4132, SP163037/51, 271001

2-8 James Street BEENLEIGH QLD 4207, WD5784/139, 307053

As you start typing, potential matches will appear in a drop down list. You can continue typing, or simply select the right property from the list.

Once your property is selected, the address will appear at the top of the screen above the search box, where it says "Selected property:".



PD Hub

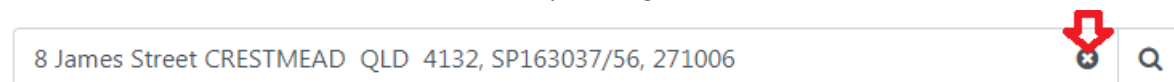
Selected property: 8 James Street CRESTMEAD QLD 4132

Previous properties Map search

8 James Street CRESTMEAD QLD 4132, SP163037/56, 271006

e.g. 150 Wembley Road, LOGAN CENTRAL QLD 4114, RP219577/8, 194449

You can clear the contents of the search box by clicking the 'x' icon:



8 James Street CRESTMEAD QLD 4132, SP163037/56, 271006

If you do wish to search for another property, it is recommended you clear the search and start again, rather than just changing one element of the search string. For example if 8 James Street was selected, as illustrated above, and you wanted to then look at the property next door (6 James Street), changing the "8" to "6" will not result in a successful search, as the remaining property information (e.g. the lot and plan number and property key, on the end of the selected property search string) will not match. Simply use the 'x' button to clear the search string and start typing again (6 James the potential matches will be displayed).

Newly created properties: Properties created (e.g. through recent subdivisions) and registered with the Titles Office after the Logan Planning Scheme was last aligned with the Queensland Government's property and road boundaries data (the 'cadastre') may either:

- not find a match in the property search (and not appear on the map in the Map Search); or
- may find a match but display a message to contact Council, as illustrated below.

15 John Street JIMBOOMBA QLD 4280,SP314651/121,387354

✖

🔍

e.g. 150 Wembley Road. LOGAN CENTRAL QLD 4114, RP219577/8, 194449

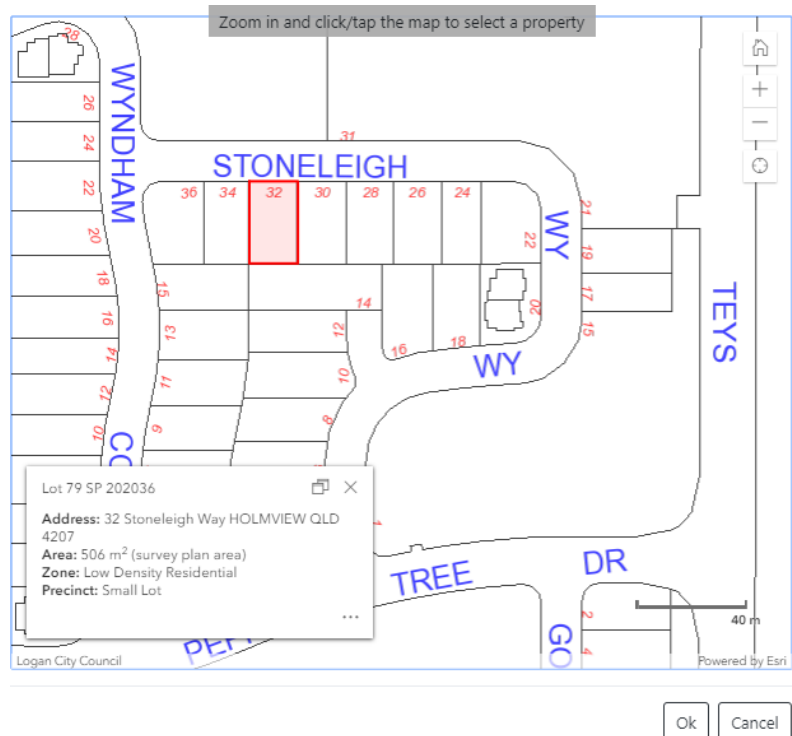
The property you searched for has been created since the Logan Planning Scheme was last aligned to the Queensland digital cadastre (road and property boundaries). For further information about this property please [contact Council](#). You can alternatively access online mapping and reports for the 'parent' property (i.e. as it was before the reconfiguration (subdivision/amalgamation)). Please use the text or map search to locate the parent property.

In both cases, you can click on the [Development Enquiry Tool](#) (DevET) and search for the property there; DevET is updated more regularly as the cadastre changes, and does not require a formal planning scheme amendment to include new properties. When you find the property, you can use the interactive map in DevET to turn on the Logan Planning Scheme layers, such as zones and overlays, to check their impact on the property.



Development Enquiry

Map Search: If you are having difficulty locating your property using a text search, or if you prefer, you can select the Map Search button and use the interactive map to locate and select your property. You can pan (drag/swipe the map) and zoom in/out to locate the property and then tap or click on it. The property will be highlighted and basic information will be displayed to allow you to confirm that you have selected (clicked/tapped on) the property you want. Simply select the 'Ok' button to continue with that property.



Previous properties: If you are exploring multiple properties, the Previous Properties button allows you to see your property search/selection history, so that you can return to a previous property easily.

Selected property: 362-364 Loganlea Road MEADOWBRO...

Previous properties Map search

Search for property:

e.g. 150 Wembley Road. LOGAN CENTRAL QLD 4114, RP219577/8, 194449



Search History



- 2-10 Old Chatswood Road DAISY HILL QLD 4127, Lot 3 SP 219266, 323408
- 20 Waterline Crescent WATERFORD QLD 4133, Lot 457 SP 198494, 322686
- 2 Prince Of Wales Court MUNDOOLUN QLD 4285, Lot 220 SP 207436, 292287
- 191 Bardon Road. BERRINBA QLD 4117, Lot 69 RP 811562, 232691
- 138-158 Wembley Road, LOGAN CENTRAL QLD 4114, Lot 8 RP 219577, 194449

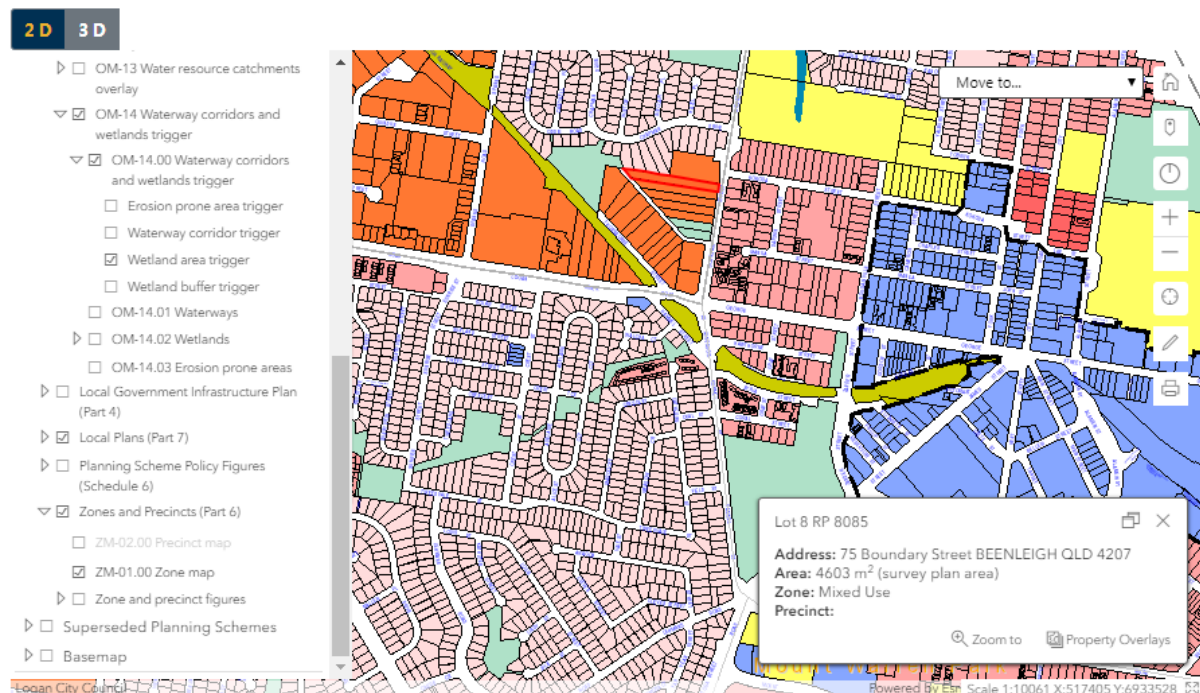
Once you have selected your property, you can select which tool in the PD Hub that you wish to use by clicking on one of the tool tiles/icons.

Interactive Mapping – 2D

The Interactive Mapping tool allows you to review maps from the Logan Planning Scheme and do basic operations including drawing on the map and printing. Clicking on a property on the map provides a simple report of basic information, as illustrated below (the [Property Report](#) provides a more comprehensive report if required). If you already have a property selected when you click on the Interactive Mapping tile/icon, the map will be centred on that property.



Interactive Mapping







Note: if the map does not load correctly, try refreshing the cache on your browser. For Microsoft and Google browsers, this means pressing Ctrl + F5. If you have the aerial imagery selected as your Basemap, sometimes this free service provided by the Queensland State Government is unavailable, which can affect loading of the maps → turning off the Aerial imagery (in the Basemap group down the bottom) may help.





The drawing tools at the right side of the map allow you to draw different things on the map to highlight key features, or clear the drawings. To enable the drawing features, you must click/tap on the Draw and measure tools button (pencil) and a menu will appear with the various drawing tools. To close the menu, click on the arrowhead.



Measurements on the map can be obtained by using the Draw polyline tool (for distance/length) and the Draw polygon tool (for area, an enclosed shape).

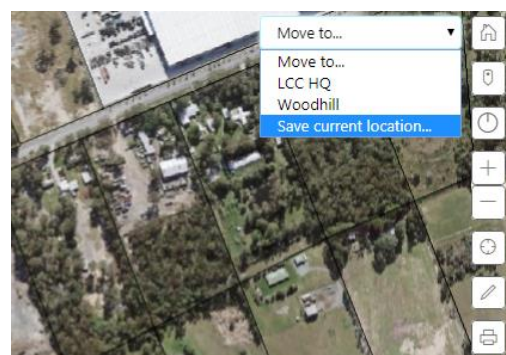
The buttons down the side of the map window provide functionality as indicated in the table below.

Default map view 	Restores the map to the 'default' view (like it's home page), which is generally the 'entire city' (i.e. zoomed out so that the full extent of the Logan local government area is visible). Any additional layers you had switched on in your previous view will be turned off.
Zoom to selected property 	Repositions the map so that it is centered on the selected property, at an appropriate zoom scale that includes the entire property and adjacent properties. The selected property will be highlighted on the map.
Reset compass orientation 	Re-orientate the map so that north is at the top of the screen. This is particularly useful if you have been using the 3D mapping and moving the map around and return back to the 2D mapping; North may not be at the top of the screen in this instance so using the reset compass orientation will help.
Zoom in 	Retains the current map centre, but zooms in closer, to allow you to see more detail about a smaller area. Please note that when you zoom in or out, layer visibility may change (things may turn on or off on the map), as some layers are designed for viewing close in, and others zoomed out.

Zoom out 	Retains the current map centre and zooms out so that more areas are visible, with less detail. Please note that when you zoom in or out, layer visibility may change (things may turn on or off on the map), as some layers are designed for viewing close in, and others zoomed out.
Find my location 	More relevant for mobile devices. Will identify the area the device is in and position the map in that area, if GPS tracking is turned on for that device.
Print map 	Allows the map to be printed. Any drawings on the map will also be included. A map legend can also be printed if required.
Full screen 	This feature, located in the bottom right hand corner of the map window, allows the map to be expanded to occupy the whole screen. The Escape key can be used to restore the map to its default size within the PD Hub.

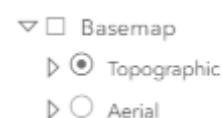
There is also a 'Move to...' feature which allows you to 'bookmark' locations on the map so that you can easily return to them in future.

When you select 'Save current location...' you can give the location a name (that you will easily recognize).

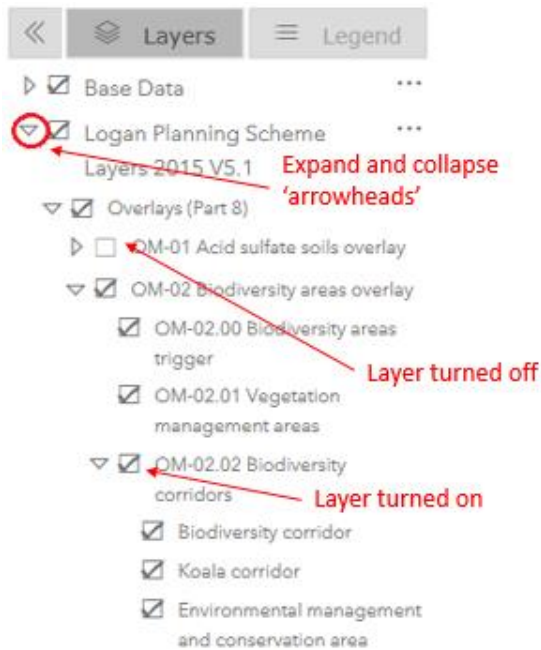


The maps presented in the PD Hub include the Logan Planning Scheme 2015 (current version and superseded versions) and useful base data such as road and property boundaries and contours. There are also two basemap choices available (at the bottom of the maps list):

- Aerial imagery – the latest service from the Queensland Government; and
- Topographical map – provided by ESRI and including administrative boundaries, water features, physiographic features, parks, landmarks, roads, railways, and buildings overlaid on land cover and shaded relief for added context.



Neither basemap is turned on by default, but both are available.



Note: some layers include quite a lot of data, and layers which are images (e.g. aerial photos) can be particularly large. If you have these layers turned on, you may observe diminished performance while you are moving around on the map (i.e. map may be slow to load/refresh).

The Logan Planning Scheme (LPS) maps are grouped together in a way that aligns with the parts of the planning scheme (e.g. Overlays are Part 8), to help you relate what you see on the maps back to the relevant section of the [Logan Planning Scheme](#) documents. Each group of layers can be expanded or collapsed using the 'arrowhead' signs next to the layer group name/title. The visibility indicator (tickbox) can be used to turn a layer on/off.

When you expand a group you will see a structured list of the information (map layers) presented in that group. Some information can be further expanded to show multiple sets of data (e.g. the Biodiversity Areas Overlay illustrated includes several map layers that each present different information).

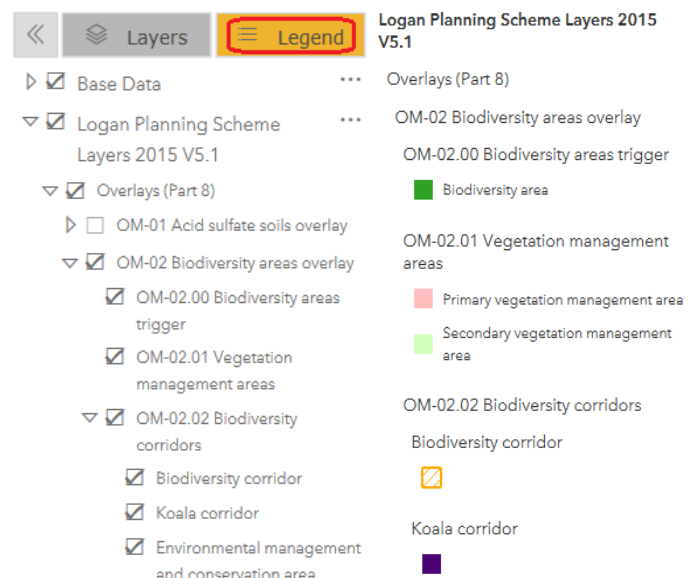
Legend (symbology): To see the symbology used for a particular layer (i.e. the way the information is represented on the map in terms of colour, fill, outlines, patterns etc.), click/tap on the 'Legend' tab at the top of the table of contents. This will help you to identify what you are seeing on the map (e.g. from the illustration you can tell that Koala corridors are represented by solid dark purple shading, so when you see solid dark purple shading on the map, you know that is a Koala corridor).

Note: if the layer is not turned on, or not visible on your map (e.g. zoomed out too far), the symbology will not be listed in the legend.

Turning Layers On/Off: When the tool loads, not all of the map layers will be 'turned on'. If the visibility indicator (tickbox) has a tick in the box the left-hand side of the name/title, that layer is turned on.

Note: if a layer that is turned on (ticked) does not appear to be visible on the map, you may be zoomed out too far – see Map Layer Visibility below. It may also be that the upper level group (e.g. the Overlays heading or the Logan Planning Scheme heading) is not ticked.

To review information about properties on the map, simply click on a property. Basic details about the property will be displayed in the information window.





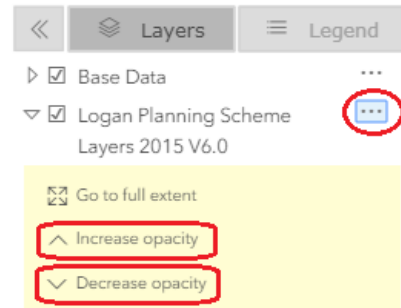
Clicking on the Property Overlays link at the bottom of the window (illustrated above) will display a list of overlays affecting that property. You can click on the tickbox next to a particular overlay to display it on the map so that you can determine how much of the property is covered by that overlay (some overlays constrain development on properties – e.g. flooding). Please refer to the Logan Planning Scheme (Part 8 – Overlays) for further information if your property is affected.



Map Layer Visibility: Different layers are designed for use at different scales. For example: some layers include information which relates to specific properties and can be used when you are zoomed in at the property level (close). Other maps are more strategic and are intended to be used when you are zoomed out further (i.e. they don't specifically relate to individual properties, but display information that is related to a larger area, such as suburbs). Zooming in and out on the map

will result in different layers becoming visible depending on how they are intended to be used. It is possible that a map layer is turned on (i.e. the box next to its name is ticked), but the information for that layer is not visible on the map → if this happens, zoom in or out as appropriate until the layer becomes visible.

Layer Opacity: Sometimes maps use block shading which obscures information underneath (e.g. zoning layer, with different coloured polygons indicating different zones across the city). To change the transparency of a layer so that layers underneath are more readily visible, you will need to click on the ellipses (...) at the end of the layer group name (map service) to activate the pop up menu. When the pop up menu appears, you can then select to increase or decrease the opacity of that group of layers (at a map service level).



Interactive Mapping – 3D

The Interactive Mapping tool in the PD Hub allows you to access 3D maps for areas of Logan. Please note that 3D mapping is only available in the following areas, which are the primary [activity centres](#) of the City of Logan:

- Springwood,
- Beenleigh,
- Logan Central, and
- Meadowbrook.

In 3D mode, some information will still appear as '2D' (e.g. zones). Hovering over the 3D services will display information about the data. The Legend also provides different information for 3D data.



Interactive Mapping



Search for property:

e.g. 150 Wembley Road, LOGAN



Display as 3D map

Legend



Layers

Legend

- ☐ Ultimate Scenario: Beenleigh
- ☒ 3D capture: Beenleigh
- ☒ 3D capture: Central
- ☒ 3D capture: MeadowBrook
- ☒ 3D capture: Springwood
- ☒ 2D: LGA boundaries
- ☐ 2D: Zones
- ☐ 2D: Precincts
- ☒ 2D: Cadastre

LiDAR/image survey by Aerometrex from 2017



Selected property



Captured 3D data



Modelled
Ultimate Scenarios



Cadastre



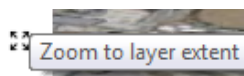
Precincts



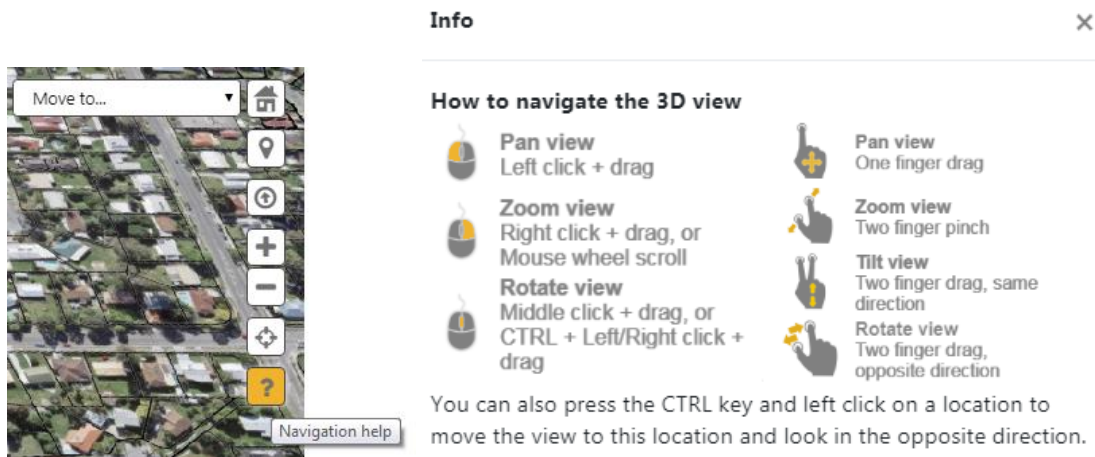
Zones

To move to one of the 3D mapped areas, use the 'Zoom to' feature:

- ☒ 3D capture: Beenleigh



Navigation Help is available at the bottom of the toolbar (right hand side of the map).



Please note that 3D maps include a lot of data, and you may observe diminished performance; please be patient as the models render on your screen and be efficient in the way you navigate on the map.

When you move around (navigate) on the 3D map, and return to the 2D map, your position and orientation is retained (e.g. if on the 3D map you were facing South, your 2D map may be 'upside down' when you return to it → use the compass orientation button to reset your map so that North is at the top).

The 3D mapping features also include the ability to 'turn on' shadows, from the 3D features and the terrain. When shadows are turned on, there are controls to allow you to adjust the time of day (i.e. review shadow impact based on different positions of the sun). You can drag the marker along the bottom of the map to change the time and day, and use the dial to 'play' the progressive movement of the shadows, forward or back.



Property Report

Property Report

Logan Planning Scheme 2015 V8.0

Property Details

Address: 17 Kokoda Street BEENLIGH QLD 4207
Lot/Plan: Lot 9 RP 8097
Property Key: 304523
Property Size: 1,619 m² (survey plan area) 1,614.5 m² (shape area)
Division: 12 Mayor and Councilors

Zone and precinct: Low-Medium Density Residential - Townhouse
For further information, please see Part 8 of the Logan Planning Scheme.

Local plan: N/A
Local plan precinct: N/A
For further information, please see Part 7 of the Logan Planning Scheme.

Property Report

Overlays

Overlay	Area affected	Portion affected
OM - 01.01 - Potential and actual acid sulphate soils <= 5 m AHD	587.2 m ²	36.4 %
OM - 01.01 - Potential and actual acid sulphate soils > 5 m AHD <= 20m AHD	1,027.3 m ²	63.6 %
OM - 02.01 - Primary vegetation management area	784.4 m ²	48.6 %
OM - 02.04 - Matters of local environmental significance	784.4 m ²	48.6 %
OM - 05.00 - Flooding and inundation area	1,614.5 m ²	100 %
OM - 06.01 - Landslide >= 15% slope	379.3 m ²	22.9 %
OM - 10.00 - Residential overlay	1,614.5 m ²	100 %
OM - 14.01 - Minor waterway	735.4 m ²	45.5 %

Please note: the area affected for each overlay is calculated based on the spatial area of the property; slight differences between the survey plan area and the spatial / shape area may exist for some properties. The survey plan area prevails for planning and/or legal purposes/decisions.

For further information about the impact of these overlays on any proposed development, see Part 5 and Part 8 of the Logan Planning Scheme.

Local Government Infrastructure Plan (LGIP)

Please note: The LGIP represents Council's intentions for the provision of trunk infrastructure, based on assumptions about changing population, employment and development (i.e. the increasing type, scale and location of demand for this infrastructure). This information is subject to change and should not be relied upon to indicate the exact location and nature of future (proposed) infrastructure. For further information please refer to Part 4 of the Logan Planning Scheme, or contact Council.

LGIP - 04.00 - Existing trunk sewerage main
 LGIP - 04.00 - A proposed trunk sewerage main is planned in the vicinity of this site
 LGIP - 05.00 - Existing trunk road

The Property Report tool will present basic address and planning information (from the Logan Planning Scheme) about a selected property, and enable you to print a report. Please note this report does not include all potentially applicable aspects of the planning scheme – only the zone and precinct, local plan and precinct (if applicable), overlays and Local Government Infrastructure Plan (LGIP) layers.

For each overlay affecting the property, the portion affected is presented, as both an area (square metres) and percent. There is a note indicating that you should check the Flood Report to see if there is more recent information available from flood studies completed since the last amendment of the planning scheme.

The report includes a map of the selected property with the zone map – this helps to identify whether adjacent properties are also of the same zone.

Where reports from superseded versions of the Logan Planning Scheme are available, they can be selected; by default the current version of the planning scheme will be displayed.

Planning Scheme

Logan Planning Scheme 2015 V8.0

Logan Planning Scheme 2015 V5.1

Logan Planning Scheme 2015 V6.0

Logan Planning Scheme 2015 V7.0

Logan Planning Scheme 2015 V8.0

Flood Report

The [Flood Report](#) tile will launch the Logan Flood Portal, passing through the selected property. When the Flood Portal loads, you will need to accept the terms of use before the map window is presented. A pop-up summary of the flood risk for the selected property will be displayed, with a button to access the detailed Property Flood Report.



Flood Level Report

There is an “info” icon next to the Property Flood Report button which explains more about the risk summary. The flood studies that the information is based on consider the likelihood and behaviour of a range of different flood events, from relatively frequent but small floods with shallow, slow moving water up to the largest and most damaging flood that could conceivably occur (Probable Maximum Flood, PMF). The flood studies also consider the potential impacts of climate change.

The Property Flood Report includes:

- basic property details (address, size)
- the latest flood risk map for the property (showing future flood risk, not an actual flood event that has happened)
- a summary flood assessment, similar to what is presented in the table in the pop-up window, but with a little more information
- flood levels from the applicable flood studies for this property (the maximum level on the property measured in metres Australian Height Datum (AHD), where 0 (zero) is approximately sea level)
- ground levels (also measured in metres AHD, to provide context for the flood levels, with the diagram below further explaining this concept)
- a flood scenarios map showing the projected extent of flooding in different sized future flood events (with different likelihoods), including the impacts of climate change

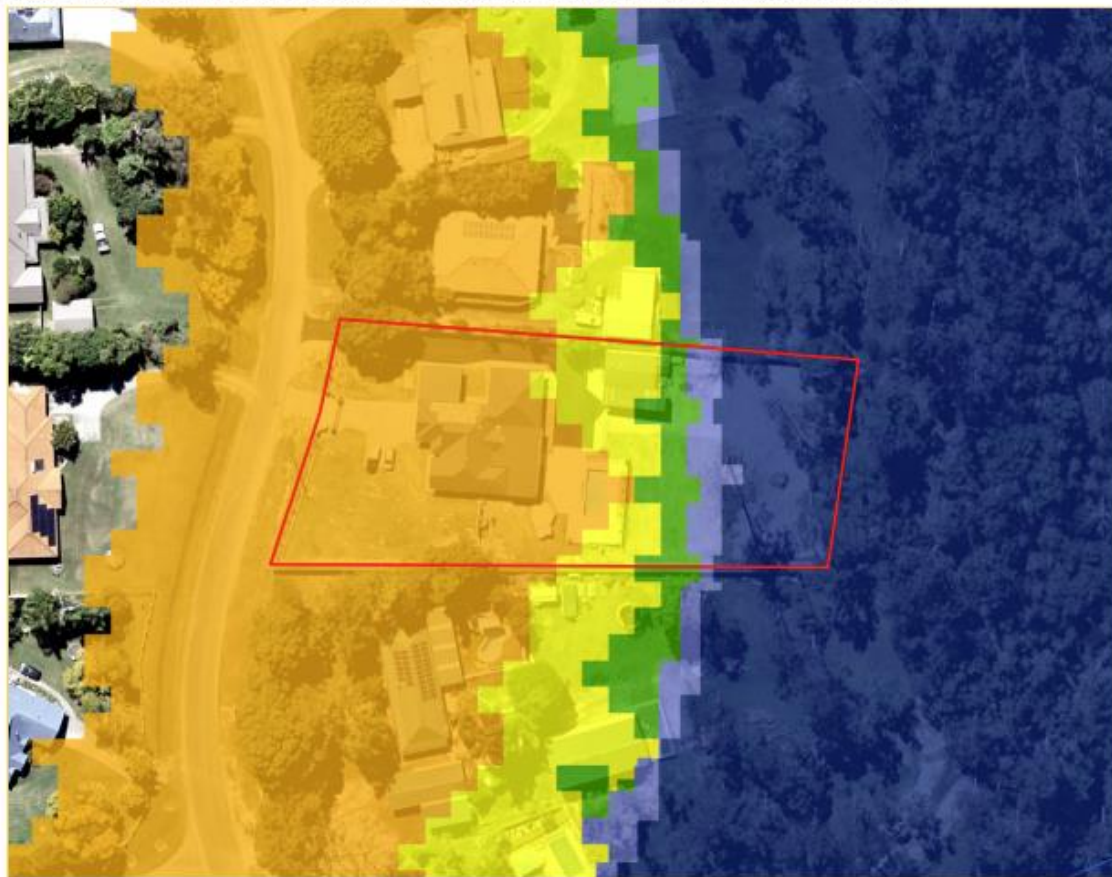
- a present day (insurance) scenarios map showing the projected extent of flooding similar to the flood scenarios map, but without any climate change impacts applied
- an indication of whether the most significant actual flood events in Logan's recent history (1974, 2017 and 2022) may have impacted the property, based on the best information Council has available
- maps from the latest version (in effect) of the local planning scheme and any temporary local planning instruments that may be in effect, including TLPI No. 1/2023 (commenced 30 October 2023) for risk-based flooding.

An extract from the Property Report for a flood-affected property, showing the Flood Scenarios map, is illustrated below.



Flood Scenarios Map

This extract comes from the map showing the projected extent of flooding (affected areas) for multiple flood scenarios for all relevant flood studies, including the projected impacts of climate change. This map corresponds with the flood levels provided in the table above for the 5%, 1%, 0.5%, 0.05% and Probable Maximum Flood (PMF) scenarios.



LEGEND

	5% chance	The areas modelled to be impacted by a flood that has a 5% (or 1 in 20) chance of happening in any given year, or 80% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
	1% chance	The areas modelled to be impacted by a flood that has a 1% (or 1 in 100) chance of happening in any given year, or 25% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
	0.5% chance	The areas modelled to be impacted by a flood that has a 0.5% (or 1 in 200) chance of happening in any given year, or 15% chance over a 30 year period, which is the common term of a mortgage. This modelling includes the impacts of climate change and represents our understanding of future risk.
	0.05% chance	The areas modelled to be impacted by a flood that has a 0.05% (or 1 in 2000) chance of happening in any given year. This is an extremely unlikely flood

The report includes further information to help you understand each of the maps and contact details for various types of enquiries relating to flooding.

You can return to the map window at any time, and switch to a 'point' view.

The Point Flood Report presents the depth, velocity, level and hazard at that point for a range of different sized flood events. An extract is illustrated below.

Point Summary: (504315, 6931702)
(GDA2020/MGA56)

Risk area(s)Low

Investigation areaNot applicable

River floodingPMF (Probable Maximum Flood)

Creek floodingPMF (Probable Maximum Flood)

Overland flowNot applicable

Point Flood Report

39.43 Rollenden Close MIINRIREN QLD 4125

Change to Property view

Zoom to



Flood Study Data

The table(s) below display data from the flood studies applicable at the selected point.

Study: Logan and Albert Rivers Flood Study 2023

Likelihood (each year)	Hazard	Depth	Level	Velocity
20% AEP	Hazard Category 3	0.5 metres	20.9 metres AHD	0.1 metres per second
10% AEP	Hazard Category 3	0.8 metres	21.1 metres AHD	0.1 metres per second
5% AEP	Hazard Category 3	0.9 metres	21.2 metres AHD	0.1 metres per second
2% AEP	Hazard Category 3	1.2 metres	21.5 metres AHD	0.1 metres per second
1% AEP	Hazard Category 4	1.3 metres	21.7 metres AHD	0.1 metres per second
0.5% AEP	Hazard Category 4	1.8 metres	22.2 metres AHD	0.1 metres per second
0.2% AEP	Hazard Category 5	2.4 metres	22.7 metres AHD	0.1 metres per second
0.05% AEP	Hazard Category 5	2.7 metres	23.0 metres AHD	0.1 metres per second
PMF	Hazard Category 6	5.6 metres	26.0 metres AHD	0.2 metres per second

Study: Chambers Creek Flood Study 2023

Likelihood (each year)	Hazard	Depth	Level	Velocity
20% AEP	Hazard Category 3	0.7 metres	21.1 metres AHD	0.1 metres per second
10% AEP	Hazard Category 3	0.8 metres	21.2 metres AHD	0.1 metres per second
5% AEP	Hazard Category 3	1.0 metres	21.4 metres AHD	0.1 metres per second
2% AEP	Hazard Category 3	1.1 metres	21.5 metres AHD	0.1 metres per second
1% AEP	Hazard Category 4	1.2 metres	21.6 metres AHD	0.1 metres per second
0.5% AEP	Hazard Category 4	1.3 metres	21.7 metres AHD	0.2 metres per second
0.2% AEP	Hazard Category 4	1.4 metres	21.8 metres AHD	0.2 metres per second
0.05% AEP	Hazard Category 4	1.5 metres	21.9 metres AHD	0.2 metres per second
PMF	Hazard Category 5	3.0 metres	23.4 metres AHD	0.4 metres per second

To learn more you can:

- access our [Help Guide](#) for the Logan Flood Portal
- check our [glossary of terms](#) for flooding
- read our [risk-based flooding fact sheet](#)
- visit our [Flood webpage](#) where there are videos and further information about our flood studies, including the published reports for the accepted studies and a program indicating when additional studies are planned.

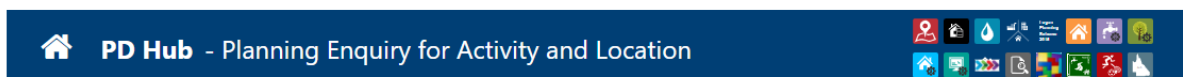
Planning Enquiry

The Planning Enquiry tool will present you with a report based on a selected property (location) and a selected land use (activity), indicating whether a development is required, and what rules/requirements may apply. The report can be obtained starting from either:

- an activity (e.g. you want to open a child care centre and would like to know what areas of Logan are best for that type of activity); OR
- a location (e.g. you have a selected property and want to know what types of activities or land uses are intended on it).



Planning Enquiry



Selected property:

Previous properties

Map search

Search for property:



e.g. 150 Wembley Road. LOGAN CENTRAL QLD 4114, RP219577/8, 194449

Activity



Where can I do this?

Location



What can I do here?

OR

Activity



Where can I do this?

Selecting the **activity** option will allow you to search for the activity by typing its name or related words (e.g. 'house' for the "official" use of "Dwelling house"). A list of potential matches will be displayed and when you select one item, the description of that item from the Logan Planning Scheme will appear so that you can confirm you have the right activity.

Where can I do this?

office

Home-based business	
Office	
Sales office	

Next

After pressing the Next button, a list of suburbs will be presented where that activity is intended/preferred. Selecting a particular suburb will display a list of precincts:

- green ticks indicate preferred sites are available in that area, where that activity is generally 'accepted development', with no development application required.
- amber ticks indicate precincts where a development application would be required.

If the suburb you seek is not listed, that means the selected activity is impact assessable development and may not be supported on properties in that suburb. You are advised to contact Council in this case.

Listed below are the Logan suburbs where the selected activity (Hotel) is intended/preferred. Please select a suburb and then click on the listed precincts and press Next to continue – you will then be presented with a map of the suburb so that you can select a specific property from the suitable precincts, which will be highlighted to indicate either:

- ✔ **Accepted development:** a development application is not required, subject to criteria, applicable codes and overlays (refer detail on report).
- ✔ **Code assessable development:** a development application is required.

If the suburb you seek is not listed, that means the selected activity is impact assessable development and may not be supported on properties in that suburb - please seek advice from Council.

Beenleigh
Berrinba
Bethania
Browns Plains

- ✔ Centre - (No precinct due to local plan)
- ✔ Mixed Use
- ✔ Specialised Centre - Highway Business
- ✔ Centre - (No precinct due to local plan)

When you select (click on) the precincts in your preferred suburb and press the Next button (or double-click on the precincts), the map will be presented with the listed areas highlighted, so that you can select a property in one of the areas to receive the report. The green boundaries indicate preferred sites (accepted development). When you select a property, information about that property will be displayed, including the property area, as that may be relevant in your choice of site.



Pressing the Next button after you have selected a property will display the Planning Enquiry report for that property and activity.




Selecting the **location** option, with a selected property, will present a list of activities (land uses) that are potentially intended for that site, under the Logan Planning Scheme, and allow you to select one activity to receive a more detailed report. The meaning of each activity is included to help you identify the right one, noting that you can run the report as many times as you need to, each time with a different activity to explore the available options.

What can I do here?


Dwelling unit - Dwelling unit means the use of premises containing a non-residential use for a single dwelling, other than a dwelling for a caretaker of the non-residential use.
Food and drink outlet - Food and drink outlet means the use of premises for preparing and selling food and drink for consumption on or off the premises; or providing liquor for consumption on the premises, as an ancillary use.
Health care service - Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.
Home-based business - Home-based business means the use of a dwelling or domestic outbuilding on premises for a business activity that is subordinate to the residential use of the premises.
Multiple dwelling - Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households.
Park - Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.
Reconfiguring a lot - Reconfiguring a lot means - (a) creating lots by subdividing another lot; or (b) amalgamating 2 or more lots; or (c) rearranging the boundaries of a lot by registering a plan of subdivision under the Land Act or Land Title Act; or (d) dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation; (e) creating an easement giving access to a lot from a constructed road.
Residential care facility - Residential care facility means the use of premises for supervised accommodation, and medical and other support services, for persons who can not live independently, and require regular nursing or personal care.
Retirement facility - Retirement facility means a residential use of premises for accommodation for older members of the community, or retired persons, in independent living units or services units; or amenity and community facilities, a manager's residence, health care and support services, preparing food and drink or staff accommodation, as an ancillary use.
Sales office - Sales office means the use of premises for the temporary display of land parcels or buildings that are for sale or proposed to be sold; or can be won as a prize in a competition.
Shop - Shop means the use of premises for displaying, selling or hiring goods; or providing personal services or betting to the public.
Next

Report: When you have selected both a location and an activity, the report will be presented. It includes basic information about the property, details of the selected activity, and then information about potential development including:


- whether or not a development application is required:
 - green shading indicates accepted development (i.e. development consistent with the intended use of land in that area);

Development application required?	No (Accepted development) Subject to criteria, applicable codes and overlays (listed below) 
Criteria	Applicable Codes
	Dual occupancy and dwelling house code

- amber shading indicates a code-assessable development application would need to be lodged with Logan City Council;

Development application required?	Yes (Code assessable) Subject to criteria, applicable codes and overlays (listed below) 
Criteria	Applicable Codes
located on the same premises as an existing Educational establishment, or adjoining an existing Educational establishment	Low density residential zone code Filling and excavation code Infrastructure code Landscape code Servicing, access and parking code

- red shading indicates an impact-assessable development application would need to be lodged with Logan City Council;

Development application required?	Yes (Impact assessable) May not be supported - please seek advice from Council 
Criteria	Applicable Codes
not code assessment (i.e. does not meet the criteria for assessable development (code))	

- the criteria and applicable codes from the Logan Planning Scheme which apply, noting that you can click on any of the Applicable Codes to access the relevant content from the Logan Planning Scheme in our online viewer (the [Logan ePlan](#));

Applicable Codes

[Infrastructure code](#)
[Landscape code](#)
[Reconfiguring a lot code](#)
[Servicing, access and parking code](#)
[Filling and excavation code](#)

Logan Planning Scheme 2015

- 9.2 Development that cannot be made assessable in accordance with Schedule 6 of the Planning Regulation 2017
- 9.3.1 Dual occupancy and Dwelling house code
- 9.3.2 Home-based business code
- 9.3.3 Multiple dwelling, Rooming accommodation and Short-term accommodation code
- 9.3.4 Relocatable home park, Residential care facility and Retirement facility code
- 9.3.5 Roadside stall code
- 9.3.6 Sales office code
- 9.3.7 Telecommunications facility code
- 9.4.1 Advertising device code
- 9.4.2 Filling and excavation code
- 9.4.3 Infrastructure code**
- 9.4.4 Landscape code
- 9.4.5 Management of emissions and hazardous activities code
- 9.4.6 Reconfiguring a lot code

Logan Planning Scheme 2015 / Part 9 Development codes / 9.4.3 Infrastructure code

Print Bookmark Compare

Search for a keyword

9.4.3 Infrastructure code

9.4.3.1 Application

- This code applies to:
 - material change of use:
 - that is [accepted development \(subject to requirements\)](#) or code assessable and for which the Infrastructure code is benchmarks for assessable development and requirements for accepted development' column in a table of assessment - Categories of development and assessment - Material change of use in Part 5 - Tables of assessment;
 - that is made impact assessment in a table of assessment in [section 5.5](#) - Categories of development and assessment [section 5.9](#) - Categories of development and assessment - Local plans in Part 5 - Tables of assessment;
 - reconfiguring a lot:
 - that is code assessable and for which the Infrastructure code is identified in the 'assessment benchmarks for assessable development' column in [Table 5.6.1](#) - Reconfiguring a lot in Part 5 - Tables of assessment;
 - made impact assessment in [Table 5.6.1](#) - Reconfiguring a lot in Part 5 - Tables of assessment;
 - operational work that is [infrastructure work](#):
 - that is [accepted development \(subject to requirements\)](#) or code assessable and for which the Infrastructure code is benchmarks for assessable development and requirements for accepted development' column [Table 5.8.1](#) - Operational assessment.
- When using this code, reference should be made to [section 5.3.2](#) - Determining the category of development and category applicable, [section 5.3.3](#) - Determining the 'assessment benchmarks for assessable development and requirements for accepted development' column in Part 5 - Tables of assessment.

9.4.3.2 Purpose

- The purpose of the code is to ensure that infrastructure is provided to service development.
- The purpose of the code will be achieved through the following overall outcomes:
 - development protects the existing infrastructure and planned infrastructure networks being the:
 - [movement network](#);

- overlays affecting the property, and the portion (area, %) affected;

- selected development controls which apply, noting this is not a comprehensive list but just of the more common elements such as building heights, setbacks, car parking spaces, lot size (for subdivisions), etc.;
- notes and definitions to help you further interpret the information, with reference to specific areas of the Logan Planning Scheme where you find further detail.

Please note that the Planning Enquiry report will not present ALL information required in order to make a good decision. It is designed to help with the identification of potentially suitable locations and/or developments. Further information and advice should be sought, either from the Logan Planning Scheme documents, or by contacting Council.

Planning Enquiry Report



Property Details

Address:	311-315 Loganview Road North LOGAN RESERVE QLD 4133		
Lot/Plan:	Lot 6 RP 223192	Property Key:	280482
Property Size:	9,610 m ² (survey plan area)	9,603.7 m ² (shape area)	Division: 8
Zone and precinct:	Emerging Community		
Local plan:	N/A		
Local plan precinct:	N/A		

Activity Details

Activity:	Residential / accommodation use - Dual occupancy Auxiliary unit
Definition:	A Dual occupancy where both dwellings are owned by the same person on one land title and the Auxiliary unit: (a) is located on a lot with a minimum size of 450m ² ; (b) has a maximum of two bedrooms; (c) has no more than one kitchen; (d) has no more than one living space; (e) has a maximum gross floor area of: (i) 70m ² if in the residential zone category and on a lot less than 1,000m ² ; or (ii) 70m ² if in the Emerging community zone and on a lot less than 1,000m ² ; or (iii) 100m ² otherwise. Editor's note - A Dual occupancy that is an auxiliary unit differs from a secondary dwelling in that the two dwellings in a Dual occupancy that is an auxiliary unit may be occupied by different households. A secondary dwelling must be occupied by persons who form one household with the main dwelling.
Examples:	Granny flat
Does not include:	Dwelling house, multiple dwelling, secondary dwelling, duplex
Other considerations:	In addition to the town planning requirements outlined below, please ensure you comply with other applicable obligations such as licensing , local laws and building approval .

Development Assessment

Development application required?	No (Accepted development) Subject to criteria, applicable codes and overlays (listed below) 
Criteria	Applicable Codes
	Dual occupancy and dwelling house code
Development application required?	Yes (Code assessable) Subject to criteria, applicable codes and overlays (listed below) 
Criteria	Applicable Codes
not accepted development (i.e. does not meet the criteria or acceptable outcomes of the applicable codes for accepted development)	Dual occupancy and dwelling house code

Overlays

This property is affected by the overlays listed below, and the related overlay codes may apply. The codes include requirements for development and can be found in Part 8 of the [Logan Planning Scheme](#). To review the applicability of these codes please check the Tables of Assessment (Part 5 of the [Logan Planning Scheme](#)).

Overlay	Area affected	Portion affected
OM - 02.01 - Secondary vegetation management area	9,603 m ²	100 %
OM - 02.04 - Matters of local environmental significance	9,603 m ²	100 %
OM - 03.01 - Bushfire hazard - Medium potential	6,116 m ²	63.7 %
OM - 03.01 - Bushfire hazard - Potential impact buffer area	3,487 m ²	36.3 %

Please note: the area affected for each overlay is calculated based on the spatial area of the property; slight differences between the survey plan area and the spatial / shape area may exist for some properties. The survey plan area prevails for planning and/or legal purposes/decisions.

Development controls

Listed below are **some** of the development controls applicable to this activity and location. For a complete list, including controls that may be more complex or require qualification (e.g. relating to amenity and character), please refer to the applicable codes (listed above) in the [Logan Planning Scheme](#).

Road/front boundary clearance	20 metres
Side boundary clearance	3 metres
Maximum site cover	10 % or 700 square metres, whichever is greater.
Minimum number of vehicle parking spaces	2 spaces per dwelling, 1 of which is covered.
Loading bay	Not required
Pick-up set-down areas	Not required
Minimum number of bicycle spaces	No minimum
Total maximum floor area	40 square metres for domestic outbuildings (eg shed, detached garage) on a lot 400 square metres or less.
Queensland Development Code (QDC) requirements	Comply with the acceptable solutions specified in the Queensland Development Code MP1.3.
Maximum gross floor area	100 square metres on a lot 1,000 square metres or larger
Primary street setback	Auxiliary unit has a street setback equal to or greater than the primary dwelling and is within 20 metres of the outermost projection of the primary dwelling.

Further information and definitions

Accepted development	Accepted development is development that does not require Council approval. In most instances, the Logan Planning Scheme will identify requirements (acceptable outcomes) that the development must meet, in order to remain as accepted development. These requirements are listed in the Tables of Assessment (Part 5 of the Logan Planning Scheme). If the accepted development does not comply with one or more of the identified acceptable outcomes of the applicable codes, it becomes code assessable, with a development application needing to be lodged with Council.
Code Assessable	Code assessable development requires Council approval before it can go ahead. A development application must be lodged with Council and will be assessed against the relevant codes identified in the Tables of Assessment (Part 5 of the Logan Planning Scheme).
Impact Assessable	Impact assessable development requires Council approval before it can go ahead. The highest level of assessment applies to the development application, and approval may not be granted due to likely conflicts with the scheme. The process also involves public notification (i.e. the opportunity for public comment/submissions about the proposed development).
Amenity	The pleasant or normally satisfactory aspects of a place which contribute to its overall character and the enjoyment of residents or visitors. It embraces all the features, benefits and advantages inherent in the environment, and includes considerations such as the usefulness of features/facilities, the character and appearance of buildings and works, the proximity to services/facilities, quality infrastructure, and the absence of noise, unsightliness or offensive emissions.

Development Enquiry

The Development Enquiry tool allows you to learn more about development, building and plumbing applications lodged in the City of Logan.

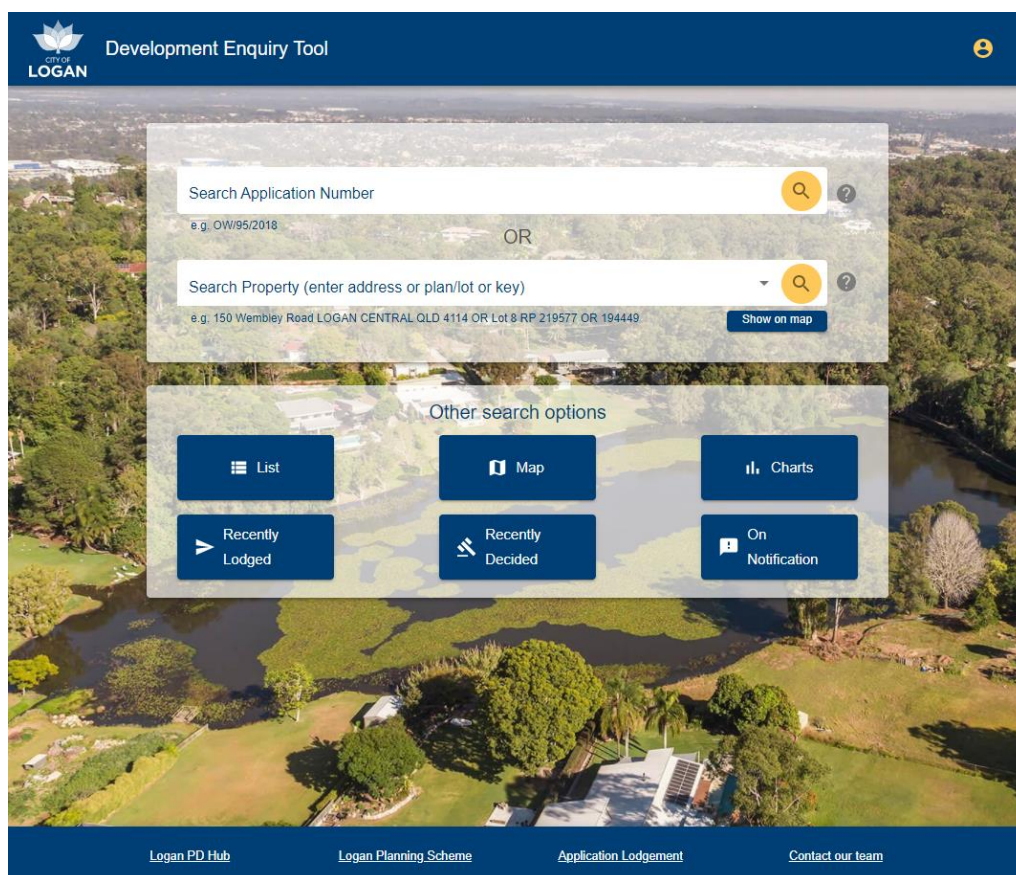


Development Enquiry

You can use the Development Enquiry tool to:

- see applications (in a list or on a map) recently lodged with Council, and decisions recently made on lodged applications;
- view application documents such as the proposed and approved plans, decisions and any approval conditions, and associated planning and technical reports;
- see all applications associated with a particular property;
- search for applications based on criteria such as application type, key words, dates and locations;
- see applications on an interactive map where you can add information from the Logan Planning Scheme 2015 (e.g. zones, overlays etc.);
- see charts that show you how many applications of different types have been decided, and where, so that you can compare the levels and locations of activity and identify trends;
- see applications currently on public notification (open for comment); and
- create lists of applications (e.g. in a particular suburb, or of a particular type) that interest you and then set up alerts to receive an email telling you when a new application is added to the list or an application on the list has changed.

Please refer to our [Logan Development Enquiry Tool - Help \(User Guide\)](#) for further information.



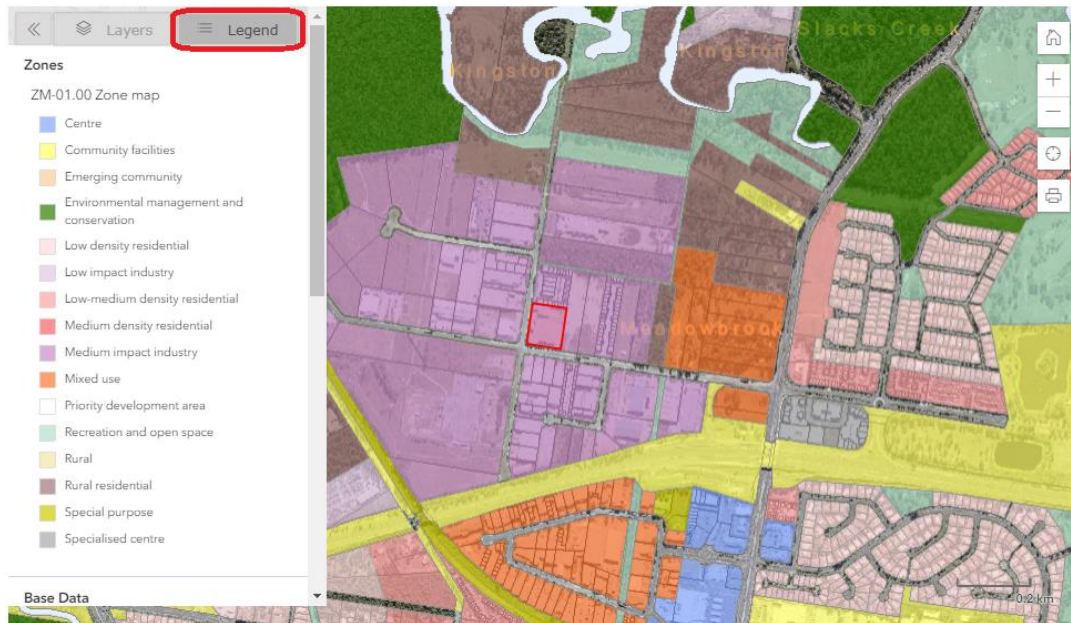
Zone Enquiry

The Zone Enquiry tool will present a map that displays the zoning of a particular area. If a property was selected, the map will be centred on that property.

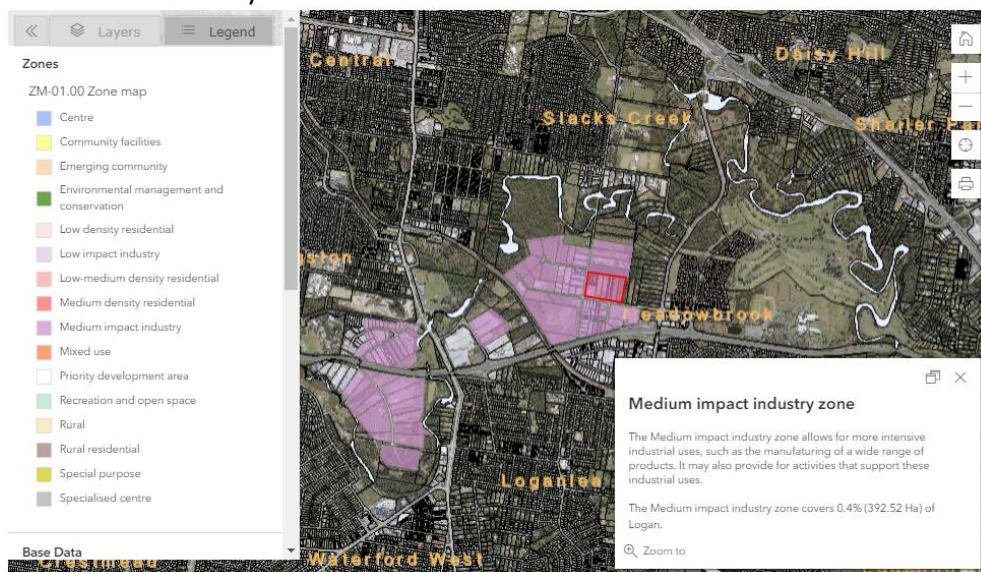
The 'Legend' tab at the top of the map table of contents will automatically be displayed to help you identify (by colour/shading) the zones displayed on the map.




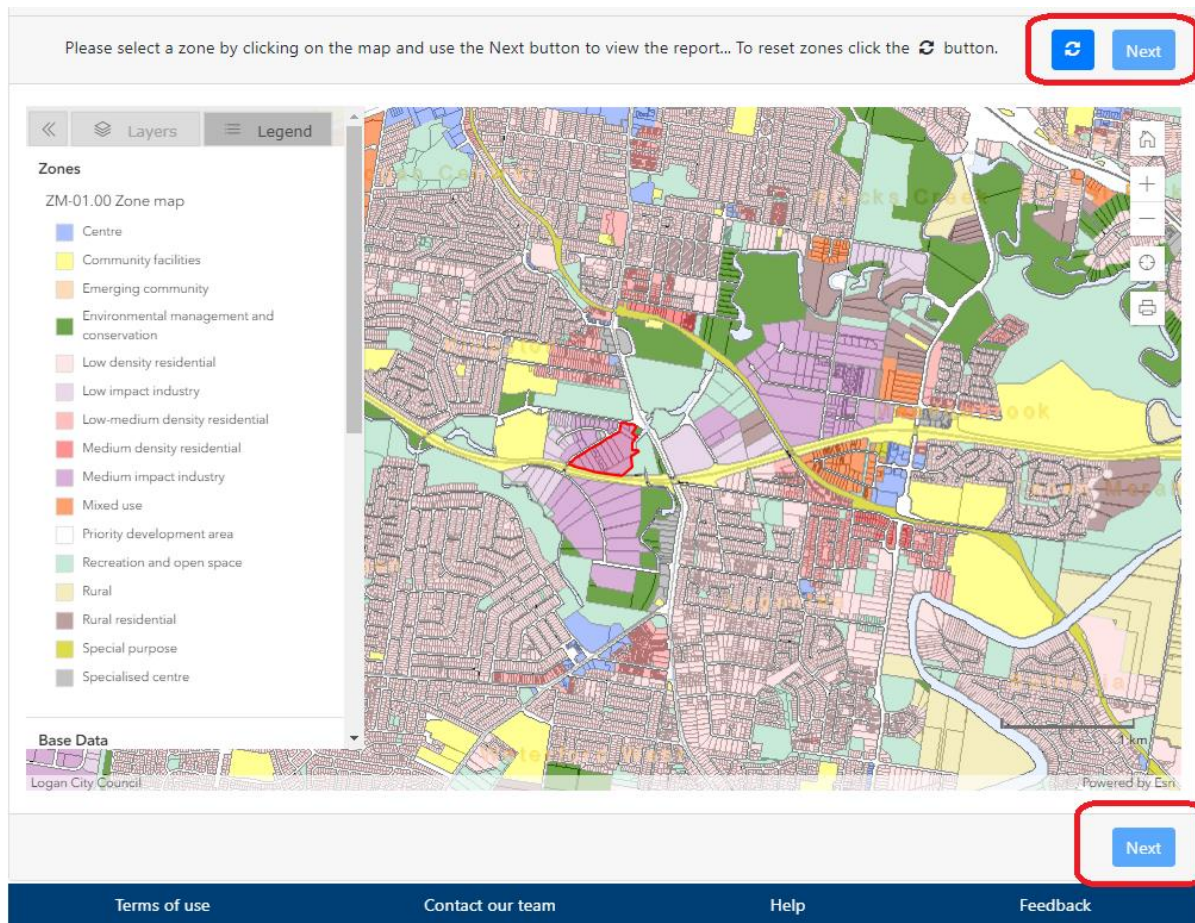
Zone Enquiry




To review details about a zone of interest, click on that zone anywhere on the map (the location does not matter, and clicking to select a zone will not change the property you have selected in the PD Hub). A pop up box will appear on the map to display a description of the zone and how much of the City of Logan it covers. The map will also automatically zoom out and be filtered to show only the selected zone. You can then move (pan) around on the map to review the zone's coverage / extent within the city.



If you wish to select a different zone, press the 'Reset Zones' button () at the top of the map. The map will be refreshed to show all zones, to allow you to select a different zone.



Once you have selected a zone, use the 'Next' button ( , above the map) to generate the Zone Enquiry Report. This report shows more detailed information about the selected zone including:

- a description of the zone and its coverage across the city (area, list of suburbs and an indicative pie chart illustrating the proportion of the city covered by that zone),
- images showing examples of intended land use (indicative only),
- a list of precincts in the zone and some key development controls (e.g. building height) in each of those precincts),
- a list of preferred and considered land uses along with further information to be considered as part of any investment or development planning decision.

The information provided is a guide only. It is based on the Logan Planning Scheme but does not replace the need to refer to the Logan Planning Scheme and/or seek professional advice.

Zone Enquiry Report



Medium impact industry zone

The Medium impact industry zone allows for more intensive industrial uses, such as the manufacturing of a wide range of products. It may also provide for activities that support these industrial uses.

The Medium impact industry zone covers 0.4% (390 Ha) of Logan, including areas in the following suburbs: Crestmead, Heritage Park, Kingston, Loganholme, Loganlea, Meadowbrook, Park Ridge.



Note: 7.7% of the City of Logan is unzoned, being rivers and roads, and 9.4% is Priority Development Areas, managed by the State of Queensland.





The Medium impact industry zone has no precincts. Precincts have provisions to further guide and influence the type and scale of development which occurs on land within those precincts.

No precincts (entire zone)

- There are no precincts in the Medium impact industry zone.
- Minimum lot size = 2000 square metres
- Rear lot permitted = No - A rear lot is not created in this precinct.
- Maximum building height (exceedance may elevate assessment) = 12.00 metres or 8.5 metres where within 15 metres of land in a residential zone category or Rural residential zone.
- Road boundary clearance = 10.00 metres from the primary street frontage and 6 metres from a secondary street frontage.
- Maximum site cover = 60.00 %



What can I do in this zone?

 Preferred	<p>The activities listed below represent intended land uses in the Medium impact industry zone. A development application/approval is not required if the development meets the requirements for accepted development listed in the Logan Planning Scheme 2015 V5.1.</p>
Adult Store	<p>Adult store means the use of premises for the primary purpose of displaying or selling sexually explicit materials or products and devices that are associated with, or used in, a sexual practice or activity.</p>
Bulk landscape supplies	<p>Bulk landscape supplies means the use of premises for the bulk storage and sale of mainly non-packaged landscaping and gardening supplies, including, for example, soil, gravel, potting mix or mulch.</p>
Educational establishment	<p>Educational establishment means the use of premises for training and instruction to impart knowledge and develop skills; or student accommodation, before or after school care, or vacation care, as an ancillary use.</p>
Emergency services	<p>Emergency services means the use of premises by a government entity or community organisation to provide essential emergency services, or disaster management services, or management support facilities for the services.</p>
Hardware and trade supplies	<p>Hardware and trade supplies means the use of premises for selling, displaying or hiring hardware and trade supplies, including, for example, house fixtures, timber, tools, paint, wallpaper or plumbing supplies.</p>
Low impact industry	<p>Low impact industry means the use of premises for an industrial activity-</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a low impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
Medium impact industry	<p>Medium impact industry means the use of premises for an industrial activity-</p> <ul style="list-style-type: none"> (a) that is the manufacturing, producing, processing, repairing, altering, recycling, storing, distributing, transferring or treating of products; and (b) that a local planning instrument applying to the premises states is a medium impact industry; and (c) that complies with any thresholds for the activity stated in a local planning instrument applying to the premises, including, for example, thresholds relating to the number of products manufactured or the level of emissions produced by the activity.
 Considered	<p>The activities (land uses) listed below may also meet the intended outcomes of the Medium impact industry zone. However, these activities will require a development application to be lodged with Logan City Council for assessment against the applicable benchmarks in the Logan Planning Scheme 2015 V5.1.</p>
Car wash	<p>Car wash means the use of premises for the commercial cleaning of motor vehicles.</p>
Caretaker's accommodation	<p>Caretaker's accommodation means the use of premises for a dwelling for a caretaker of a non-residential use on the same premises.</p>
Crematorium	<p>Crematorium means the use of premises for the cremation or aquamation of bodies.</p>
Food and drink outlet	<p>Food and drink outlet means the use of premises for preparing and selling food and drink for consumption on or off the premises; or providing liquor for consumption on the premises, as an ancillary use.</p>
Funeral parlour	<p>Funeral parlour means the use of premises for arranging and conducting funerals, memorials and other similar events; or a mortuary; or storing and preparing bodies for burial or cremation.</p>
Indoor sport and recreation	<p>Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.</p>
Motor sport facility	<p>Motor sport facility means the use of premises for organised or recreational motor sports; or facilities for spectators, including, for example, stands, amenities or food and drink outlets, as an ancillary use.</p>
Office	<p>Office means the use of premises for providing an administrative, financial, management or secretarial service or function; or the practice of a profession; or providing business or professional advice or services.</p>
Outdoor sales	<p>Outdoor sales means the use of premises for displaying, selling, hiring or leasing vehicles, boats, caravans, machinery, equipment or other similar products, if the use is mainly conducted outdoors; or repairing, servicing, selling or fitting accessories for these products, as an ancillary use.</p>
Outdoor sport and recreation	<p>Outdoor sport and recreation means the use of premises for a recreation or sporting activity that is carried on outdoors and requires areas of open space; or providing and selling food and drink, change room facilities or storage facilities, as an ancillary use.</p>

Sports Site Plan

The Sports Site Plan tool allows sporting organisations to create a site plan for a new (or existing) sporting facility by placing and orientating items on the map (e.g. playing fields, spectator facilities, clubrooms, car parking areas, lights, etc.). This may be done as part of the planning for future facilities or proposed changes to existing facilities.



Sports Site Plan

All of the regular mapping layers from the PD Hub (including contours, LPS overlays etc.) are available to assist you with siting the items in the context of constraints (e.g. flooding or vegetation management areas, as illustrated below), to help assess the feasibility of a project. Full screen mapping is available.

When you are happy with the site plan, you can produce a report which will provide information about the property(ies), display the site plan, include layouts for all facilities placed on the map, and present rough cost estimates where available. Any planning scheme overlays impacting the site are also listed, and a range of site and facility considerations are included (e.g. relating to infrastructure, vegetation, asbestos, car parking, etc.).

Project Details

Once you have selected a site (by street address or park name), you can either load your own site plan (e.g. one you started preparing earlier and saved) or select from a suite of standard layouts and guidelines to create an indicative plan. The standard layouts and guidelines have been prepared by qualified consultants to reflect the requirements for different sports and levels (e.g. local vs regional vs state competition). You can click on an item in the list to view the detailed layout (facility plans). If you are using a site plan you saved previously, it needs to be in JavaScript Object Notation (JSON) format. If you saved the plan from the tool, it will already be in that format and you can simply upload it and continue with your planning.

The screenshot shows the 'Step 1 : Project Details' interface. At the top, there is a progress bar with five steps: 'Step 1 : Project Details' (active), 'Step 2 : Sport(s)', 'Step 3 : Site Selection', 'Step 4 : Edit Site Plan', and 'Step 5 : Report'. Below the progress bar is a 'Next' button. A welcome message states: 'Welcome to the Sports Site Plan tool. It will help you create a high level site plan for your sporting facilities. Start by entering the street address or park name above. You can also use the map search button (top right corner).' The main form area contains two questions: 'Do you have a saved site plan you want to access?' with 'Yes' and 'No' buttons, and 'Please upload previously saved Sports Site Plan' with a 'Choose File' button (highlighted with a red box) and an 'Open Project' button. A 'Next' button is located at the bottom right of the form.

You will be prompted to give your project a name.

Step 1 : Project Details
Step 2 : Sport(s)
Step 3 : Site Selection
Step 4 : Edit Site Plan
Step 5 : Report

Next

Welcome to the Sports Site Plan tool. It will help you create a high level site plan for your sporting facilities. Start by entering the street address or park name above. You can also use the map search button (top right corner).

Do you have a saved site plan you want to access?

Yes No

Please enter a project name (required field):

Next

Sport(s)

You will be asked if the Sports Site Plan you are creating is for an existing facility (e.g. changes, extensions), or a completely new facility.

For existing facilities, please select the facility name and the organisation name.

Step 1 : Project Details
Step 2 : Sport(s)
Step 3 : Site Selection
Step 4 : Edit Site Plan
Step 5 : Report

Previous Next

In this step, add details about the sport and the facility you are planning for.

- If the club has an existing facility, select from the lists
- If you are planning for a new facility, enter your proposed facility and organisation names.

Please refer to [Sporting Facility Design Suite](#) for additional details.

Is this Sports Site Plan for an existing facility or a new facility?

New Existing

Please enter/select a facility name:

Please enter/select an organisation name:

Select the sport(s) you want to play at the facility and its hierarchy

- State: for a club that has at least one regular senior team representing the state.
- Regional: for a club that delivers centralised competition. Or regional competition.
- Local - Category A: for a club that has junior and/or lower-grade teams.
- Local - Category B: for a club that trains at the facility but does not compete.

Select Sport...

Select...
Select...
Big River Country Park - Soccer - Tennis - Touch Football
Bill Norris Oval - Rugby League - Touch Football
Bishop Street Park - Field
Boondarn Park - Equestrian
Chambers Flat & Logan Reserve Community Centre - Rugby League
Chambers Flat / Logan Reserve Com. Park - Equestrian
Chris Green Park - Soccer
Civic Centre Park - Rugby League
Compton Park - Soccer
Cornubia Park - Soccer
Dauth Park - Cricket - AFL
Dauth Park - Sports Club
Dauth Park - Tennis
Doug Larsen Park - Cycling_BMX
Glenlogan Park North - AFL- Cricket
Glenlogan Park North - Tennis
Glenlogan Park South - Athletics

Previous

Step 1 : Project Details Step 2 : Sport(s) Step 3 : Site Selection Step 4 : Edit Site Plan Step 5 : Report

Previous Next


In this step, add details about the sport and the facility you are planning for.

- If the club has an existing facility, select from the lists
- If you are planning for a new facility, enter your proposed facility and organisation names.

Please refer to [Sporting Facility Design Suite](#) for additional details.

Is this Sports Site Plan for an existing facility or a new facility?

Please enter/select a facility name:

Please enter/select an organisation name: 

Select the sport(s) you want to play at the facility and its hierarchy

- State: for a club that has at least one regular senior team registered in a state-wide competition (or equal)

Meakin Park Junior Sporting Association Inc.
Logan City Softball Association

For a new facility, please enter the facility and organisation name.

Step 1 : Project Details Step 2 : Sport(s) Step 3 : Site Selection Step 4 : Edit Site Plan Step 5 : Report

Previous Next

In this step, add details about the sport and the facility you are planning for.

- If the club has an existing facility, select from the lists
- If you are planning for a new facility, enter your proposed facility and organisation names.

Please refer to [Sporting Facility Design Suite](#) for additional details.

Is this Sports Site Plan for an existing facility or a new facility?

Please enter a facility name:

Please enter an organisation name:

Select the sport that you want to play at the facility and its hierarchy, then select the 'Add' button. Information about the hierarchies (state, regional, local) is provided on the screen to help you make the appropriate selection.

Step 1 : Project Details Step 2 : Sport(s) Step 3 : Site Selection Step 4 : Edit Site Plan Step 5 : Report

Previous Next

In this step, add details about the sport and the facility you are planning for.

- If the club has an existing facility, select from the lists
- If you are planning for a new facility, enter your proposed facility and organisation names.

Please refer to [Sporting Facility Design Suite](#) for additional details.

Select Sport...

- Athletics
- Australian Rules Football
- Baseball
- Cricket
- Cycling - BMX
- Cycling - Criterium / Road
- Cycling - Mountain Bike
- Equestrian
- Football (soccer)
- Gridiron
- Hockey
- Netball
- Rugby League
- Rugby Union
- Softball
- Tennis
- Touch Football

New Existing

et - Softball

Sporting Association Inc.

Select one hierarchy for each sport:
 • State: for a club that has at least one regular senior team registered in a state-wide competition (or equal).
 • Regional: for a club that delivers centralised competition. Or the club has at least one regular senior team registered in the upper division/s of a regional competition.
 • Local - Category A: for a club that has junior and/or lower-grade senior competitors.
 • Local - Category B: for a club that trains at the facility but compete in a centralised competition at another venue.

Select Sport... Add

Step 1 : Project Details Step 2 : Sport(s) Step 3 : Site Selection Step 4 : Edit Site Plan Step 5 : Report

Previous Next

In this step, add details about the sport and the facility you are planning for.

- If the club has an existing facility, select from the lists
- If you are planning for a new facility, enter your proposed facility and organisation names.

Please refer to [Sporting Facility Design Suite](#) for additional details.

Is this Sports Site Plan for an existing facility or a new facility? New Existing

Please enter/select a facility name: Meakin Park - Cricket - Softball

Please enter/select an organisation name: Meakin Park Junior Sporting Association Inc.

Select the sport(s) you want to play at the facility and its hierarchy, then click 'Add'. Select one hierarchy for each sport:

- State: for a club that has at least one regular senior team registered in a state-wide competition (or equal).
- Regional: for a club that delivers centralised competition. Or the club has at least one regular senior team registered in the upper division/s of a regional competition.
- Local - Category A: for a club that has junior and/or lower-grade senior competitors.
- Local - Category B: for a club that trains at the facility but compete in a centralised competition at another venue.

Australian Rules Football

Australian Rules Football

Local - Category A

Select Hierarchy...
 State
 Regional
 Local - Category A
 Local - Category B

Add Remove

To add more sports, select a new sport and hierarchy and select the blue 'Add' button. You will see your selections in a list below the drop down boxes. You can also remove any sports you have added by selecting the red 'Remove' button.

Step 1 : Project Details
Step 2 : Sport(s)
Step 3 : Site Selection
Step 4 : Edit Site Plan
Step 5 : Report

Previous
Next

In this step, add details about the sport and the facility you are planning for.

- If the club has an existing facility, select from the lists
- If you are planning for a new facility, enter your proposed facility and organisation names.

Please refer to [Sporting Facility Design Suite](#) for additional details.

Is this Sports Site Plan for an existing facility or a new facility?

New
Existing

Please enter/select a facility name:

Meakin Park - Cricket - Softball

Please enter/select an organisation name:

Meakin Park Junior Sporting Association Inc.

Select the sport(s) you want to play at the facility and its hierarchy, then click 'Add'. Select one hierarchy for each sport:

- State: for a club that has at least one regular senior team registered in a state-wide competition (or equal).
- Regional: for a club that delivers centralised competition. Or the club has at least one regular senior team registered in the upper division/s of a regional competition.
- Local - Category A: for a club that has junior and/or lower-grade senior competitors.
- Local - Category B: for a club that trains at the facility but compete in a centralised competition at another venue.

Tennis	Local - Category B	Add
Australian Rules Football	Local - Category A	Remove
Netball	Regional	Remove
Tennis	Local - Category B	Remove

Site Selection

When you have selected all of the sports to be played on the site, and press Next, you will need to confirm the site plan property boundaries. If the property you selected is the only property involved, select 'Next'.

If the selected property is not correct, you can select the correct property on the map and select 'Next'.

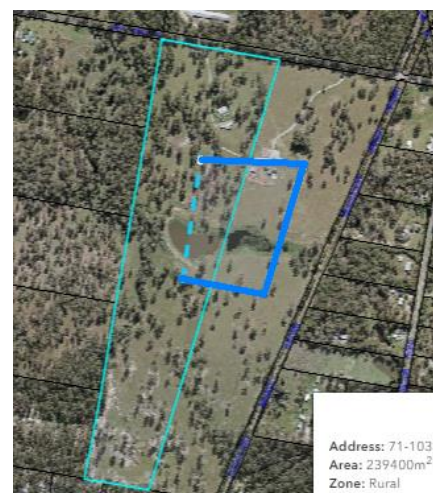


If the sporting facilities will span multiple properties, you can use the 'draw polygon tool' (top right) to select all of the properties involved.

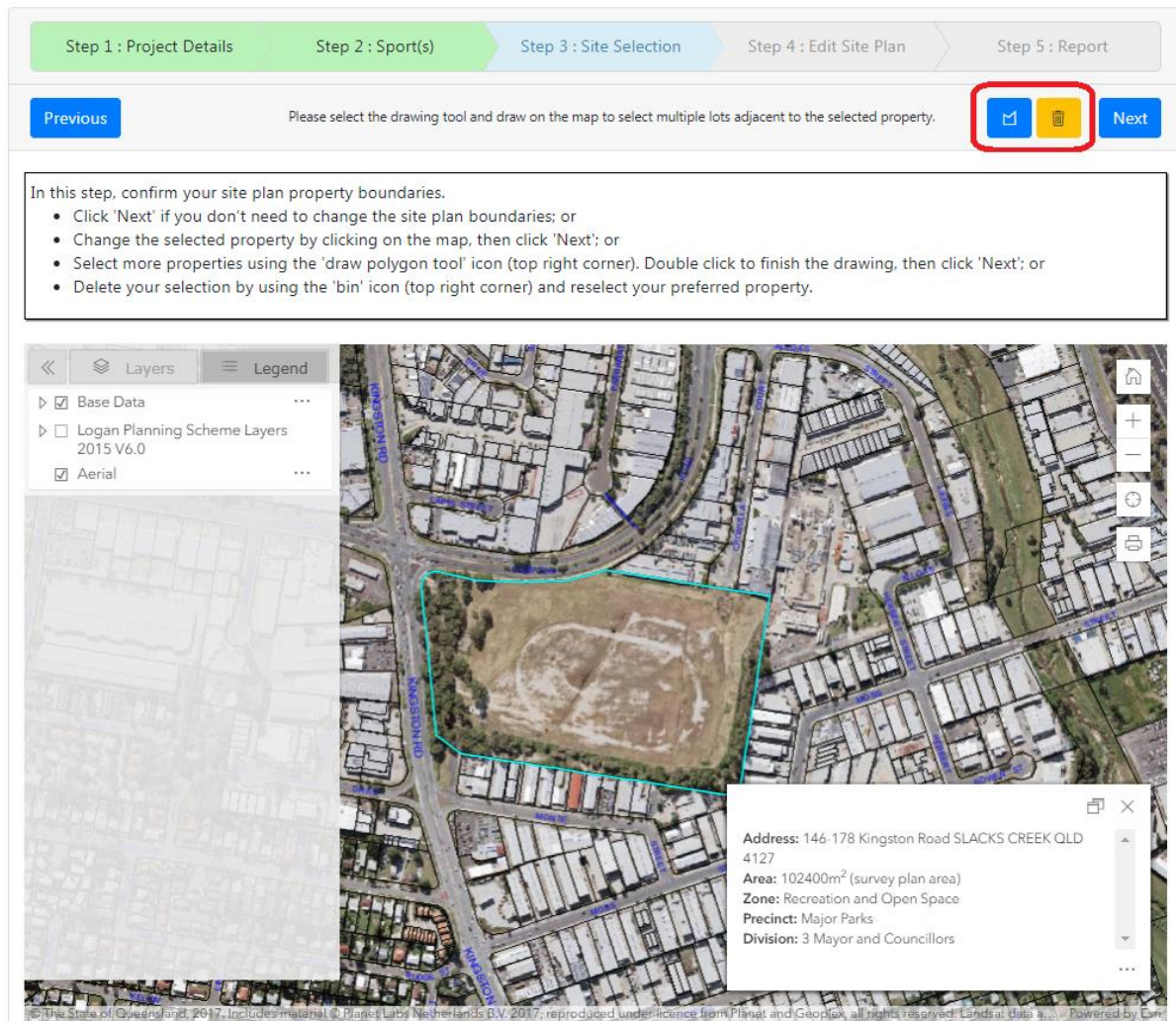
You don't have to exactly match the property boundaries with your drawing – simply make sure that at least some part of each property is included.



You can use the 'bin' icon (top right, next to the draw polygon tool) to delete any selections you have made.



Use the blue 'Next' button (top right or bottom right) to progress when your property selections have been finalised.



Edit Site Plan

You can create your site plan by adding standard buildings, playing areas and additional buildings from the table in the navigation pane on the left. It is highly recommended at this step that you enter **full screen mode** by clicking the button at the bottom right corner of the map. To exit full screen mode, you can press the 'Escape' (Esc) key on your keyboard.

Step 1 : Project Details
Step 2 : Sport(s)
Step 3 : Site Selection
Step 4 : Edit Site Plan
Step 5 : Report

Previous
Bin
Next

In this step, you create your site plan by using the table and tabs to the left:

- **Design tools tab** – Allows you to add standard buildings, playing areas and additional buildings from the tables. These layouts are all to scale. You can rotate and move them once placed on the map. In the 'Additional Layouts' section, you can find sheds, carparks, lights and interchange benches;
- **Layers tab** – Review any potential constraints that may apply, including relevant overlays from the Logan Planning Scheme (e.g. flooding, waterways) and the Contours. You may need to zoom out to turn these layers on and view them on the map.

Use the drawing icon (on the right) to add details to the plan.
 Use the print icon to print or save your site plan.
 To remove an element from your layout, select it and then click on the "bin" icon (top right).
 Once you are happy with your site plan:


- Click the Save button to save the working file on your computer (will be saved in 'Downloads' as a '.json' file); and/or
- Click the Next button to access your Site Plan Report.

Playing Areas

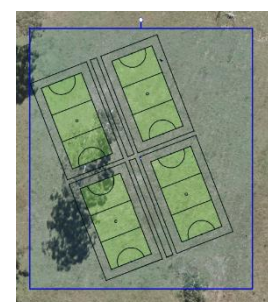
Buildings Standard

Additional Layouts

Designs	Action
Australian Rules Football - Local - Category A - Full-size senior oval	Add
Australian Rules Football - Local - Category A - Junior oval	Add
Australian Rules Football - Local - Category A - Reduced size senior oval	Add



To add playing areas, select 'Playing Areas' from the navigation pane and then select the design from the list and press the blue 'Add' button next to it. The layout 'footprint', which will vary in size and shape depending on what you have selected, will appear on the map, with a blue outline "handle". You can drag the playing area around the map using that "handle", when you hover over the item and the cursor changes to a pointing hand. You can rotate the item by clicking on the white dot at the top of the handle and rotating (dragging around) your mouse. When you are happy with the position of the design item, click on the map outside of the item (the blue handle from around the item will disappear). If you need to move or rotate it afterwards, simply click on it again so that the blue handle appears around it.



To delete a design item added to the map, select it and then click on the yellow 'bin' button in the top right corner of the map.

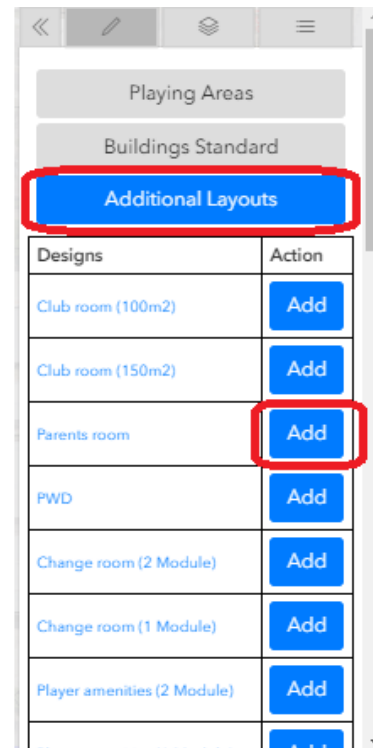
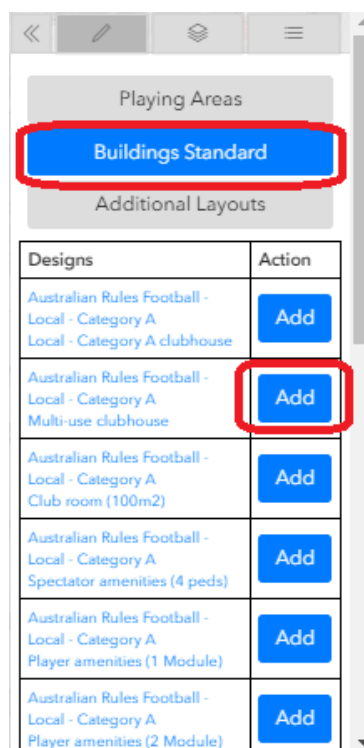
You can also use the 'draw and measure tools' to draw on the map by clicking on the 'pencil' in the right hand corner of the map.



You can add standard buildings to the site plan such as clubhouses, club rooms, spectator amenities etc. by selecting 'Buildings Standard' from the navigation pane and then selecting the relevant design from the list and pressing 'Add'.

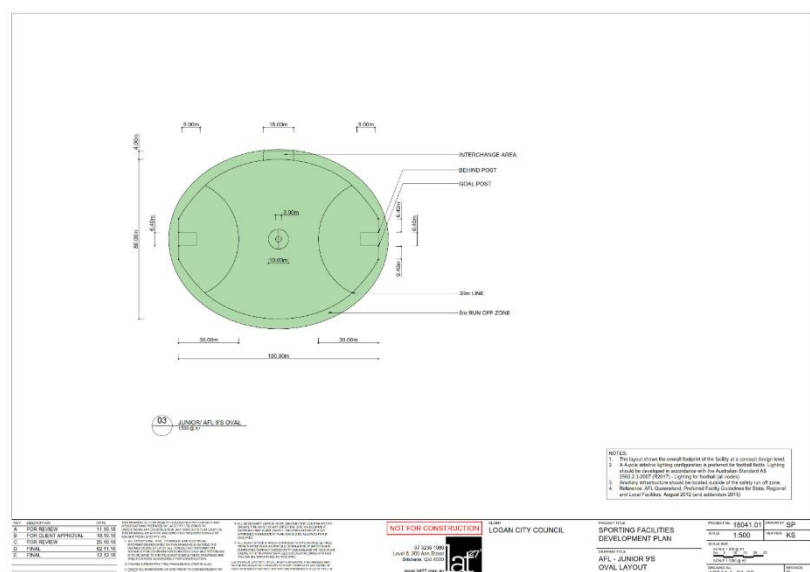
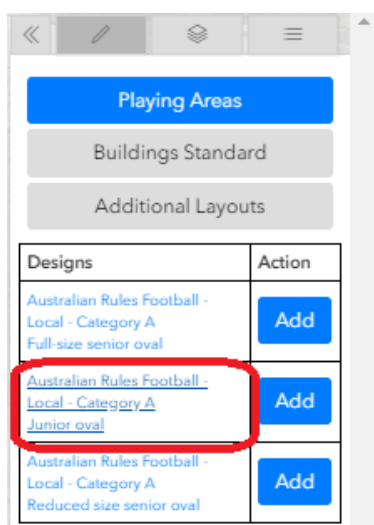
Additional layouts such as sheds, carparks, lights etc. can be added in a similar way.

All items behave in the same way once placed on the map, with the blue 'handle' for moving or rotating them. Please note that some items (e.g. lightpole) are very small and you may need to zoom in to effectively grab them and place them on your site.

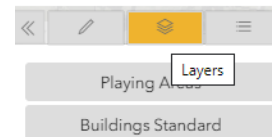




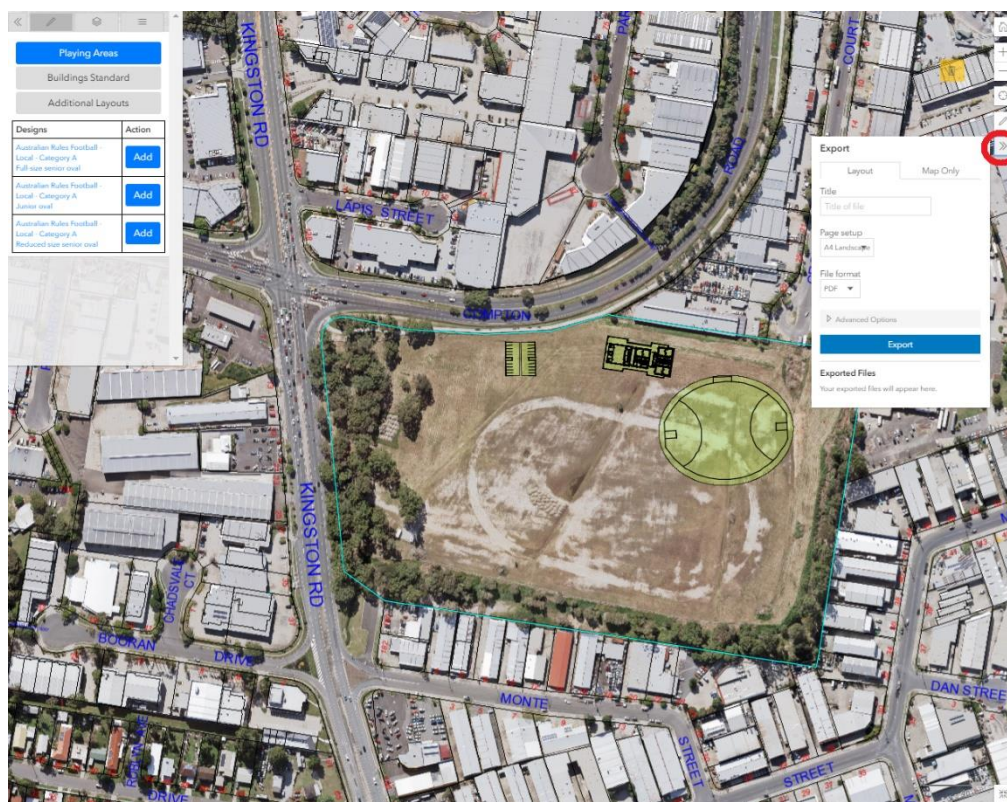
You can see the detailed layouts/plans of any of the facilities (e.g. playing areas, buildings) by clicking on the name of the design. This will open a PDF document of the selected item so that you can check dimensions and other details before or after adding an item to your site plan.



The layers from the Logan Planning Scheme 2015 are also available, and can be added to the map to check the zoning of the site or any constraints that may be relevant (e.g. flooding, bushfire hazard). To view the planning scheme layers on your map, select the Layers item in the navigation pane, and then turn on/off the layers you are interested in by ticking the boxes next to them. You may need to zoom in or out to make the layers visible. If you need to quickly check which layers from the planning scheme are applicable to the sites, use the [Property Report](#). The layers will also be listed on your final Site Plan report.



You can save the working file on your computer by using the print function in the right corner of the map. The map will be saved as a JavaScript Object Notation (JSON) file, so that you can easily upload it to continue with your site plan at another time (on the same computer, or if you take the file with you on portable storage media e.g. USB).



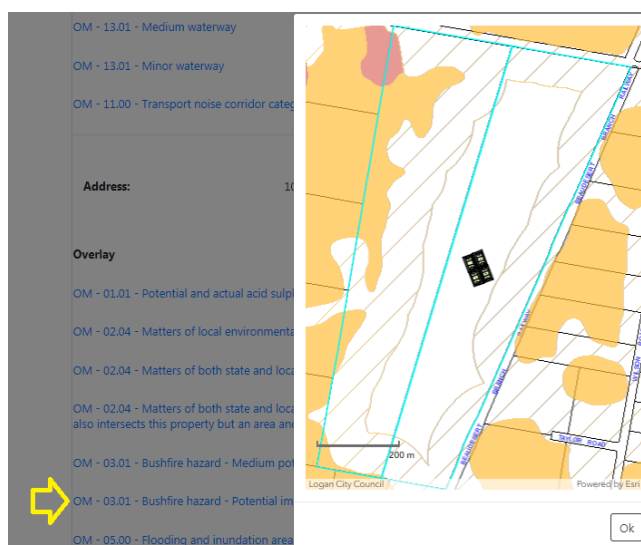
Report

When you are happy with your site plan on the map, ensure that your site is centred on the map and that the full site (i.e. all items you have placed) is visible. Use the blue 'Next' button above or below the map to generate the report. If you were working in full screen mapping mode, you will need to press the Escape key to return to the tool to access the 'Next' button.

The report provides information about the site, a copy of your site plan, all of the layouts for the items you added to the map, rough/indicative cost estimates (where available), and a range of things for you to consider as part of further planning for your project (e.g. around infrastructure, vegetation, asbestos, car parking etc.). The report can be saved and/or printed so that you can then use it in further planning conversations (e.g. with consultants, with Council, sport code administration and funding bodies, etc.).

The report also lists overlays from the Logan Planning Scheme which affect the site. If your site includes multiple properties, each address will be separately listed (one under the other). Clicking on any of the overlays in the report will display a pop-up map showing the extent of that overlay on your site (so that you can see where it applies and whether it affects any of the items you have included in your plan).

An example of the full report is illustrated below.



Sports Site Plan Report



The Sports Site Plan Report is a guide to support planning of sporting facilities. This report summarises relevant information required for the Sports Site Plan. Please refer to the [guidelines](#) for details.

Project Name
Proposed Sporting Facility



Site Details

Address: 146-178 Kingston Road SLACKS CREEK QLD 4127
Lot/Plan: Lot 658 SL 12298
Size: 102,184 m² (survey plan area)
Zone and Precinct: Recreation and Open Space - Major Parks
Division: 3 [Mayor and Councillors](#)

Sport(s)

The site plan presents details for the following sport(s) and hierarchy level

Organisation Name	Sport	Hierarchy
Logan Aussie Rules	Australian Rules Football	Local - Category A

Site Plan

Sports Site Plan - Proposed Sporting Facility

Facility Layouts

These designs show the Site Plan's detailed facility layouts based on Council's Sporting Facility Guidelines.

CLUBHOUSE - MULTI-USE - OVERALL PLAN

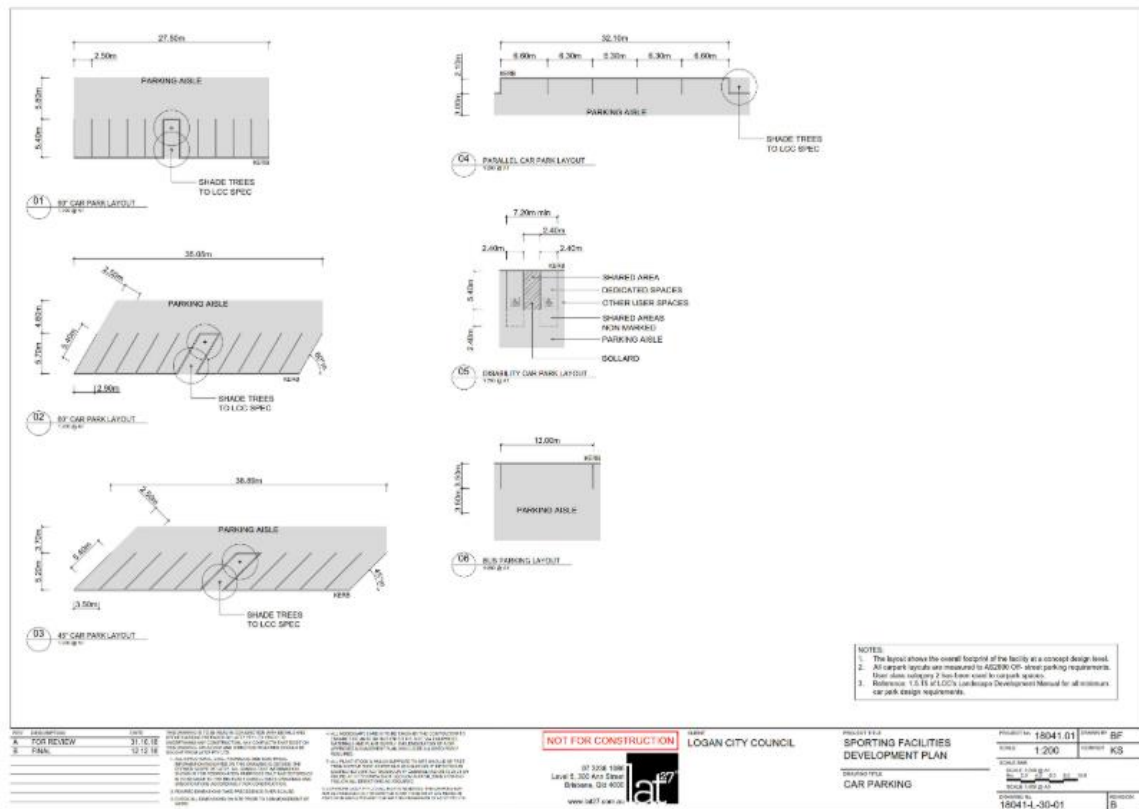


Elements	Min. Internal Area	Details
Public Areas	400m ²	1. Complete F100, F101 and F102 rooms with full suite of amenities. 2. F101, F102 and F103 rooms with full suite of amenities. 3. F104, F105 and F106 rooms with full suite of amenities. 4. F107, F108 and F109 rooms with full suite of amenities. 5. F110, F111 and F112 rooms with full suite of amenities. 6. F113, F114 and F115 rooms with full suite of amenities. 7. F116, F117 and F118 rooms with full suite of amenities. 8. F119, F120 and F121 rooms with full suite of amenities. 9. F122, F123 and F124 rooms with full suite of amenities. 10. F125, F126 and F127 rooms with full suite of amenities.
Change Rooms and Showering Areas	400m ²	1. 1 x 100m ² change room with showering area. 2. 1 x 100m ² change room with showering area. 3. 1 x 100m ² change room with showering area. 4. 1 x 100m ² change room with showering area. 5. 1 x 100m ² change room with showering area. 6. 1 x 100m ² change room with showering area. 7. 1 x 100m ² change room with showering area. 8. 1 x 100m ² change room with showering area. 9. 1 x 100m ² change room with showering area. 10. 1 x 100m ² change room with showering area.
Kitchen & Store	400m ²	1. 1 x 100m ² kitchen with full suite of amenities. 2. 1 x 100m ² kitchen with full suite of amenities. 3. 1 x 100m ² kitchen with full suite of amenities. 4. 1 x 100m ² kitchen with full suite of amenities. 5. 1 x 100m ² kitchen with full suite of amenities. 6. 1 x 100m ² kitchen with full suite of amenities. 7. 1 x 100m ² kitchen with full suite of amenities. 8. 1 x 100m ² kitchen with full suite of amenities. 9. 1 x 100m ² kitchen with full suite of amenities. 10. 1 x 100m ² kitchen with full suite of amenities.
Staff Room	100m ²	1. 1 x 100m ² staff room with full suite of amenities. 2. 1 x 100m ² staff room with full suite of amenities. 3. 1 x 100m ² staff room with full suite of amenities. 4. 1 x 100m ² staff room with full suite of amenities. 5. 1 x 100m ² staff room with full suite of amenities. 6. 1 x 100m ² staff room with full suite of amenities. 7. 1 x 100m ² staff room with full suite of amenities. 8. 1 x 100m ² staff room with full suite of amenities. 9. 1 x 100m ² staff room with full suite of amenities. 10. 1 x 100m ² staff room with full suite of amenities.
External Storage	100m ²	1. 1 x 100m ² external storage with full suite of amenities. 2. 1 x 100m ² external storage with full suite of amenities. 3. 1 x 100m ² external storage with full suite of amenities. 4. 1 x 100m ² external storage with full suite of amenities. 5. 1 x 100m ² external storage with full suite of amenities. 6. 1 x 100m ² external storage with full suite of amenities. 7. 1 x 100m ² external storage with full suite of amenities. 8. 1 x 100m ² external storage with full suite of amenities. 9. 1 x 100m ² external storage with full suite of amenities. 10. 1 x 100m ² external storage with full suite of amenities.
Office	100m ²	1. 1 x 100m ² office with full suite of amenities. 2. 1 x 100m ² office with full suite of amenities. 3. 1 x 100m ² office with full suite of amenities. 4. 1 x 100m ² office with full suite of amenities. 5. 1 x 100m ² office with full suite of amenities. 6. 1 x 100m ² office with full suite of amenities. 7. 1 x 100m ² office with full suite of amenities. 8. 1 x 100m ² office with full suite of amenities. 9. 1 x 100m ² office with full suite of amenities. 10. 1 x 100m ² office with full suite of amenities.

Elements	Details
Floor	1. 1 x 100m ² floor with full suite of amenities. 2. 1 x 100m ² floor with full suite of amenities. 3. 1 x 100m ² floor with full suite of amenities. 4. 1 x 100m ² floor with full suite of amenities. 5. 1 x 100m ² floor with full suite of amenities. 6. 1 x 100m ² floor with full suite of amenities. 7. 1 x 100m ² floor with full suite of amenities. 8. 1 x 100m ² floor with full suite of amenities. 9. 1 x 100m ² floor with full suite of amenities. 10. 1 x 100m ² floor with full suite of amenities.
Stair & Corridor	1. 1 x 100m ² stair & corridor with full suite of amenities. 2. 1 x 100m ² stair & corridor with full suite of amenities. 3. 1 x 100m ² stair & corridor with full suite of amenities. 4. 1 x 100m ² stair & corridor with full suite of amenities. 5. 1 x 100m ² stair & corridor with full suite of amenities. 6. 1 x 100m ² stair & corridor with full suite of amenities. 7. 1 x 100m ² stair & corridor with full suite of amenities. 8. 1 x 100m ² stair & corridor with full suite of amenities. 9. 1 x 100m ² stair & corridor with full suite of amenities. 10. 1 x 100m ² stair & corridor with full suite of amenities.
Roof & Rafter	1. 1 x 100m ² roof & rafter with full suite of amenities. 2. 1 x 100m ² roof & rafter with full suite of amenities. 3. 1 x 100m ² roof & rafter with full suite of amenities. 4. 1 x 100m ² roof & rafter with full suite of amenities. 5. 1 x 100m ² roof & rafter with full suite of amenities. 6. 1 x 100m ² roof & rafter with full suite of amenities. 7. 1 x 100m ² roof & rafter with full suite of amenities. 8. 1 x 100m ² roof & rafter with full suite of amenities. 9. 1 x 100m ² roof & rafter with full suite of amenities. 10. 1 x 100m ² roof & rafter with full suite of amenities.
Store	1. 1 x 100m ² store with full suite of amenities. 2. 1 x 100m ² store with full suite of amenities. 3. 1 x 100m ² store with full suite of amenities. 4. 1 x 100m ² store with full suite of amenities. 5. 1 x 100m ² store with full suite of amenities. 6. 1 x 100m ² store with full suite of amenities. 7. 1 x 100m ² store with full suite of amenities. 8. 1 x 100m ² store with full suite of amenities. 9. 1 x 100m ² store with full suite of amenities. 10. 1 x 100m ² store with full suite of amenities.
Office	1. 1 x 100m ² office with full suite of amenities. 2. 1 x 100m ² office with full suite of amenities. 3. 1 x 100m ² office with full suite of amenities. 4. 1 x 100m ² office with full suite of amenities. 5. 1 x 100m ² office with full suite of amenities. 6. 1 x 100m ² office with full suite of amenities. 7. 1 x 100m ² office with full suite of amenities. 8. 1 x 100m ² office with full suite of amenities. 9. 1 x 100m ² office with full suite of amenities. 10. 1 x 100m ² office with full suite of amenities.

NOT FOR CONSTRUCTION	LOGAN CITY COUNCIL	PROJECT FILE SPORTING FACILITIES DEVELOPMENT PLAN	PROJECT NO. 15041.01	REVISION 1.0
BY 2024 1000 LEVEL 3, USE ACT 2004 BROWNE, GLE 2004	www.lcc.gov.au	CLUBHOUSE - MULTI-USE - OVERALL PLAN	SCALE 1:500	DATE 15041-A-CM100

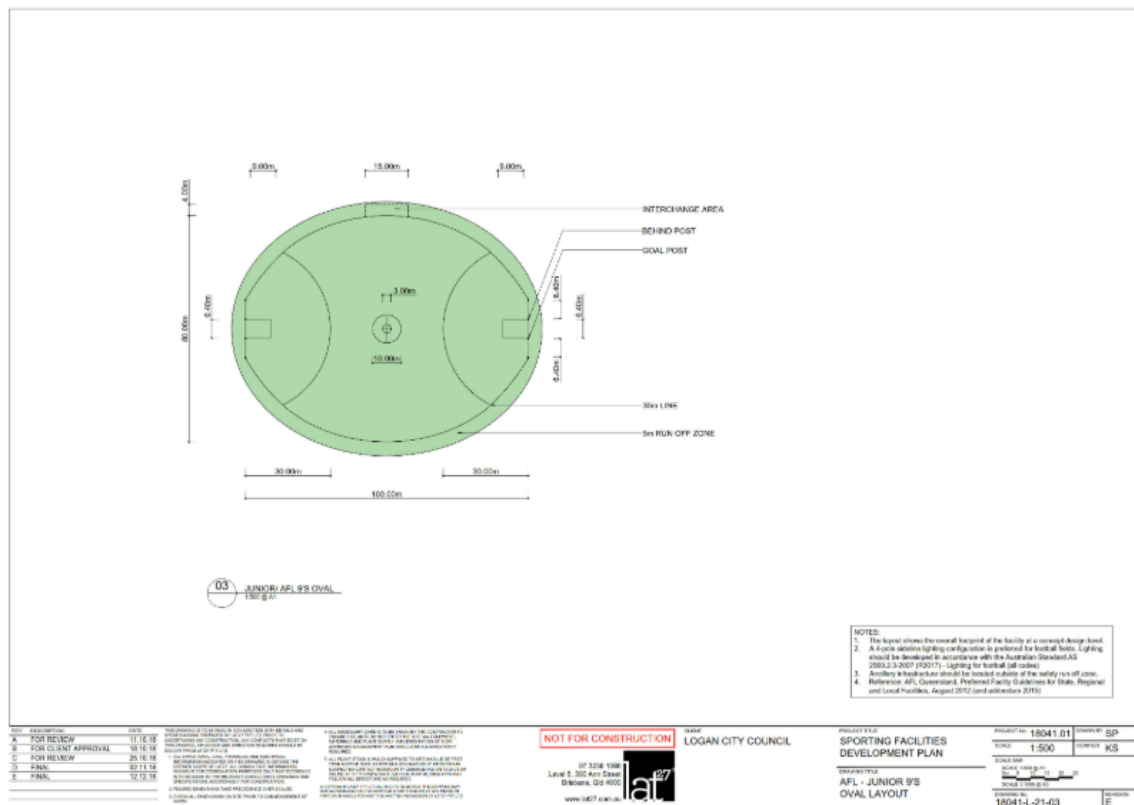
CAR PARKING



Sport specific layouts

These designs show the Site Plan's detailed playing area layouts based on Council's Sporting Facility Guidelines.

AFL - JUNIOR 9'S OVAL LAYOUT



Preliminary Costing

These preliminary costings are based on Quantity Surveyors' estimates (December 2018) and specialist advice (March 2019). They are indicative only. Additional planning and design will be required to refine project costs.

Facilities / Items	Quantity	Estimated cost	Contingency	Total estimated cost
Junior oval	1	\$310,000.00	20 %	\$372,000.00
Multi-use clubhouse	1	\$3,795,000.00	20 %	\$4,554,000.00
Car park (90ø)	1	Not Available	20 %	Not Available
Car park (90ø)	1	Not Available	20 %	Not Available

Total Cost	\$4,926,000.00
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Overlays

The overlays listed below from the Logan Planning Scheme 2015 may affect the property(s) selected in the site plan.

Please note: the area affected for each overlay is calculated based on the spatial area of the property; slight differences between the survey plan area and the spatial / shape area may exist for some properties. The survey plan area prevails for planning and/or legal purposes/decisions.

Address: 146-178 Kingston Road SLACKS CREEK QLD 4127

Overlay	Area affected	Portion affected
OM - 01.01 - Potential and actual acid sulphate soils >5 m AHD <= 20m AHD	1 m ²	N/A
OM - 02.04 - Matters of both state environmental significance (A linear MSES feature also intersects this property but an area and a percentage can not be generated for this element)	N/A	N/A
OM - 02.04 - Matters of local environmental significance	7,997.7 m ²	7.8 %
OM - 08.01 - Landslide >= 15% slope	6,885.3 m ²	6.7 %
OM - 10.01 - Strategic airport - Obstacle limitation surface area	57,361.5 m ²	56.1 %
OM - 10.01 - Strategic airport - Bird and bat strike area	102,184.1 m ²	100 %
OM - 11.00 - Transport noise corridor categories	28,111.4 m ²	27.5 %

Considerations

The site plan provides a visual representation of proposed future improvements at a site. Additional considerations will need to be investigated to properly assess the feasibility of the project. The following table presents a summary and resources for some of these considerations.

Site Considerations

It is critical that the characteristics of a site are suitable for the development and functional use of a sporting facility. The different level of embellishment and financial investment in each facility hierarchy dictates that higher standard facilities have more stringent requirements, to protect the assets and maximise facility availability for use. Please refer to the [fact sheet](#) for details.

Infrastructure	Connection to water, sewer and electrical services is required. For sites where water and sewer is not available, on-site sewerage systems and water tanks will be required, and will be subject to site specific design. For sites that are located outside the headworks area or where water and sewer is not available on-site sewerage systems and water tanks will be required and will be subject to site specific design.
Vegetation	Any clearing of protected vegetation or disturbance of natural habitats mapped under local, state or federal legislation will require environmental studies to be undertaken and recommendations implemented as part of the development. Lighting associated with development in a biodiversity corridor must comply with AS 4282-1997 – Control of the obtrusive effects of outdoor lighting.

Land	In accordance with Logan Planning Scheme 2015 and the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0, soil should have adequate load-bearing qualities with maximum permeability for drainage. The site should have a maximum 2% post development grade over 60% of the site so significantly sloping land should be avoided to minimise significant earthworks costs. Acid sulfate soils naturally occur in areas of low lying coast land predominantly below 5m AHD and are required to be investigated, designed and managed to avoid potential adverse impacts on the environment. Land contamination assessments are to be undertaken in accordance with the Environmental Protection Act 1994.
Flooding	Refer to the Flood Level Report for additional flood hazard analysis. Refer to the Sporting Facilities Guidelines for acceptable flooding.
Priority development areas	Greater Flagstone and Yarrabilba are Priority Development Areas (PDAs, declared by the Queensland Government on 8 October 2010), for which Council is no longer the planning authority. To review/download the gazetted development schemes for Greater Flagstone and Yarrabilba, and for any enquiries regarding land use, zoning or development potential for land within these PDAs please contact Economic Development Queensland .

Facility Development Considerations

When a site has existing facilities the following needs to be considered as part of the project.

Asbestos	Construction work requirements in the Work Health and Safety Regulation 2011 (WHS Regulation) apply to demolition work generally, however, where the structure to be demolished contains asbestos, there are some additional requirements that apply.
National Construction Code (NCC)	Typically, legislative systems require compliance with the NCC for construction of new buildings and new work to be undertaken on existing buildings. Refer Upgrading Existing Buildings Handbook for further details. Irrigation / Field of play - For additional detail on planning for fields and irrigation, please refer to Recommended Sport Field Construction Specifications for Logan City .
Carparks	Numbers of car parks need to be in accordance with or exceed the Servicing, Access and Parking Development Code (Part 9.4.7) of the Logan Planning Scheme 2015 . The Sporting Facilities Guidelines Car Parking fact sheet provides a guide for car parking provision for specific sports.

Next steps

The site plan prepared using this service can be used to support conversation with Council Officers.

Landowners' consent	Under the terms and conditions of a Sport and Recreation Lease, written consent from Council as landlord, is required prior to undertaking any works on the premises. Access the form here .
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Disclaimer

This report is valid as at Tuesday, 15 October 2019 10:19 AM, based on Council's Sporting Facility Plan as well as data maintained by Council and the Logan Planning Scheme.

Logan City Council

PO Box 3226 Logan Central QLD 4114

Generated: Tuesday, 15 October 2019 10:19 AM

Phone: (07) 3412 3412

Email: council@logan.qld.gov.au

Web: logan.qld.gov.au

Development Fees Estimate

The Development Fees Estimate tool will present an estimate of fees for a proposed development application or related service. The fees displayed are based on Council's [Fees & Charges schedule](#), and do not represent a formal quote or invoice for payment. You can use this tool with or without a property selected, as the fees are not dependent on a property but rather what type of development/application you are proposing.



Development Fees Estimate

Some fees have multiple factors (e.g. a base rate and a scalable component), and there may be additional information displayed which requires further consideration. For complex proposals, combined applications, or if assistance is required, or to request confirmation or reduction of fees, please [contact Council](#) or email dafeerequest@logan.qld.gov.au; please provide details about what you are proposing to do, so that officers can provide appropriate advice to meet your needs.

You will be prompted to select the type of development or service you require, and then to provide relevant additional information. The amount and type of information will vary depending on the service you have selected in the first list. If after selecting a value from one list, you cannot access the next list or field, that indicates it is not required for, or applicable to, the service you have selected. For example:

- if your application is for a subdivision, you will need to indicate the number of lots the property is being divided into, as illustrated below;
- discounts or reductions may also be selected from the list provided if applicable (e.g. for charities) - the discount or adjustment should only be selected if it is valid in your situation, and Council's full [Fees & Charges](#) schedule contains further information;
- if you are changing the way the property is used (a Material Change of Use application), you will need to select the new use from the list provided, noting that there are links available on the screen to further information on Council's website to help you.

Selected property: [41 Bellatrix Drive KINGSTON ...](#)

Previous properties Map search

Search for property:

e.g. 150 Wembley Road, LOGAN CENTRAL QLD 4114, RP219577/8, 194449

Select Property

Select Development / Service

Previous

Done

Please select the development or service:

See Council's website to learn more about:

- Types of development
- Different land uses (see Schedule 1 - Definitions, Logan Planning Scheme)

Previous

Select...

Select...

Planning application (e.g. subdivision, house, warehouse, shed/carport, shop)

Operational works (e.g. earthworks, advertising device, compliance inspections)

Advice (e.g. letter of advice, generally in accordance)

Plumbing and drainage

Plan sealing and bonding

Major development

Planning/Development certificates and plans

Compliance

Post Development Approvals

Withdrawal of development application

Concurrence Agency Assessment

Please select the development or service:

Planning application (e.g. subdivision, house, warehouse) ▼

Please select the type / category:

Reconfiguring a lot (subdivision) ▼

Please specify further detail by selecting from the list:

Standard (or volumetric) ▼

Please specify the size / scale (e.g. number of units, lots, etc.):

4 Lot

If applicable, please select any discount or scenario which will adjust the fee:

Select... ▼

See Council's website to learn more about:

- [Types of development](#)
- [Different land uses](#) (see Schedule 1 - Definitions, Logan Planning Scheme)

When you are satisfied with your selections/entries for the type of development/service, use the “Done” button to generate the estimate report. The report can be printed if required.

For some development applications (e.g. a Material Change of Use), the fees vary depending on the level of assessment required; in general an impact-assessable application will have higher fees because there is more work involved in the process. To determine the level of assessment for your proposed development you must have a property selected (or at least a property in the right zone and precinct for your proposed development). Use the Planning Enquiry tool, select ‘Location’, choose the activity (e.g. child care centre) and review the report presented → it will indicate whether a development application is required.

Development Fees Estimate



Property Details

Address: 41 Bellatrix Drive KINGSTON QLD 4114
Lot/Plan: Lot 451 RP 143368
Size: 736 m² (survey plan area)
Zone: Low Density Residential

Development / Service Details

- Planning application (e.g. subdivision, house, warehouse, shed/carport, shop)
- **Reconfiguring a lot (e.g. subdivision) - Standard (or volumetric)**
- Adjustment: nil

Note: to determine if your proposed development is Code or Impact assessable, please use the [Planning Enquiry tool](#) and see [Assessment Benchmarks & Categories of Development and Assessment](#).

Fees Estimate

	Applies	Code assessable	Impact assessable
Scheduled base fee	per application	\$1,482.00	\$2,000.00
Extra unit charge	per Lot	\$588.00	\$700.00
Units	Lot	\$588 X 4 = \$2,352.00	\$700 X 4 = \$2,800.00
Sub-total		\$3,834.00	\$4,800.00
Applicable Adjustment		nil	nil
Adjusted total		\$3,834.00	\$4,800.00
GST	No GST Applicable.	nil	nil
Total Fees & Charges		\$3,834.00	\$4,800.00

Infrastructure Charges Estimate

Logan City Council maintains a forward looking Local Government Infrastructure Plan (LGIP, Part 4 of the Logan Planning Scheme) to ensure that trunk infrastructure is available in the right places, and at the right time, to support growing communities. Trunk infrastructure is significant infrastructure that supports large areas or catchments and is classified into networks for:

- Water supply
- Sewerage
- Stormwater (drainage)
- Movement (transport – road, cycle), and
- Parks and land for community facilities.

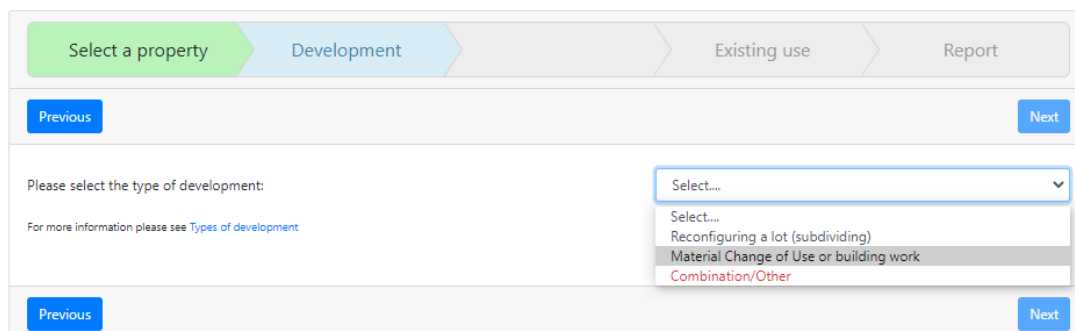
When development occurs which will increase demand on these networks, Council collects contributions from the developers towards the provision of the infrastructure. The Infrastructure Charges Estimate function will provide an estimate of applicable infrastructure charges for a proposed development on a selected property, based on the type and scale of the development and the existing land use.

Details of the selected property will be displayed, including information relevant to infrastructure charging:

- whether or not the selected property is in a Residential zone (as defined in the relevant Logan Charges Resolution),
- whether or not the selected property is in a Priority Infrastructure Area (PIA), and
- any applicable infrastructure charge reduction areas (a reduction in charges applies if the property is outside the water supply area, sewerage area or stormwater quantity area).

Please note that an online estimate is not available for some properties, e.g. due to complexity in the zoning or infrastructure charge reduction areas applicable to the property. If an estimate cannot be provided for the selected property, a message will be displayed and you will need to contact Council to receive further information about infrastructure charges on that property.

Type of Development: Please indicate the type of development proposed by pressing the Next button and then selecting a value from the list. There are hyperlinks available on the screen to further information about [Types of development](#).



An online estimate is not available for some types of development; if a type of development appears in red in the list (as illustrated above for 'Combination/Other'), it means an online estimate is not

available. If you select that value, a message will appear and you will need to contact Council for further information.

The information required in the next step depends on the type of development selected, and is outlined in the table below.

<div>Residential – Reconfiguring a Lot (subdividing)</div>	<div><div><div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div>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	<p><i>the unit, so both need to be added).</i></p> <div><div><div>Proposed use:</div><div>Number of dwellings/units/suites</div></div><div><div><div>Dwelling house (3 or more bedrooms)</div><div>1</div><div>Add</div></div><div><div>Dual occupancy (Auxiliary Unit)</div><div>1</div><div>Remove</div></div><div><div>Dwelling house (3 or more bedrooms)</div><div>1</div><div>Remove</div></div></div></div> <p>2) <i>Under the Logan Charges Resolution, infrastructure charges do not apply to some developments, such as a Dwelling house in a residential zone. A message will be displayed if appropriate:</i></p> <div><div><div>Proposed use:</div><div>Number of dwellings/units/suites</div></div><div><div><div>Dwelling house (3 or more bedrooms)</div><div>1</div><div>Add</div></div><div><div>Dwelling house (3 or more bedrooms)</div><div>1</div><div>Remove</div></div></div><div>An online estimate of infrastructure charges is not available as infrastructure charges do not apply to the proposed residential use selected.</div></div>
<p>Non-residential – Reconfiguring a Lot (subdividing)</p>	<ul style="list-style-type: none">• Number of lots currently on the site (assumes 1)• Number of lots on the site at the completion of the proposed development – assumes 2 (i.e. splitting 1 lot into 2 lots), but this value can be changed (e.g. may be a 1 into 4 lot subdivision).• Whether or not trunk infrastructure will need to be provided (according to the development permit conditions) → if so (yes), the area of the site used for the lots (excluding any area for infrastructure such as roads, detention basins etc.) will need to be entered, in square metres. The total area of the property will be displayed by default, and can be reduced as appropriate. If there is no trunk infrastructure required as part of the development, the area does not need to be specified. <div><div><div>How many lots currently exist on the site?</div><div>1</div></div><div><div>At the completion of the proposed development, how many lots will exist (in total)?</div><div>4</div></div><div><div>Will the development permit include a condition to require trunk infrastructure to be provided?</div><div><div><input checked="" type="radio"/> Yes</div><div><input type="radio"/> No</div></div></div><div><div><div>What is the area of the site (in square metres) which will be used for the lots (i.e. site area less any area used for infrastructure such as roads, detention basins, etc)?</div><div>8373</div></div></div><div><div>Previous</div><div>Next</div></div></div>
<p>Non-residential – Material Change of Use (MCU)</p>	<ul style="list-style-type: none">• If the proposed development is non-residential, the list of proposed use values will be different. If the proposed development does not fit into one of the uses listed, or there is a complex combination of uses required (e.g. a warehouse with a dwelling unit (apartment) on the mezzanine level), you will need to contact Council. Use definitions are provided in Schedule 1 of the Logan Planning Scheme.• For non-residential developments, enter the total Gross Floor Area (GFA), in square metres, that will exist for the selected use after the development has been completed (i.e. <u>not</u> the additional floor area to be added by the development, but the total area after it has finished (which could represent a reduction or increase in area)). The GFA may exceed the site area for a multi-storey development. For a definition of GFA, please refer to Schedule 1 Definitions (Section 2 - Administrative definitions) of the Logan Planning

	<p>Scheme.</p> <p>● Non-residential Use</p> <p>Property total area: 12802 m²</p> <p>Proposed use:</p> <div> <div> Select... Select... Places of assembly Commercial (bulk goods – e.g. agricultural suppliers, landscape, hardware, outdoor) Commercial (office) Commercial (retail) Education facility Entertainment Essential services (including health) High impact industry High impact rural Indoor sport and recreational facility (court) Indoor sport and recreational facility (other) </div> <div> Total GFA(m²): 1 Add Next </div> </div> <ul style="list-style-type: none"> Impervious area – if a stormwater charge is applicable to the property, you will be prompted to specify the area of the property which is impervious (i.e. does not allow water to pass through it e.g. roofed, sealed areas, excluding gardens, open unsealed surfaces). The stormwater component of infrastructure charges is based on an estimate of the discharge of stormwater from the site – all roofed and otherwise impervious areas will generate run-off. If there is no stormwater charge applicable to the property, the impervious area does not need to be specified, as it is not relevant as part of the infrastructure charges. For a definition of impervious area, please refer to Schedule 1 Definitions (Section 2 - Administrative definitions) of the Logan Planning Scheme.
Other	<p>Selecting any other type of development (which appears in red text in the list, for either Residential or Non-Residential areas) will result in a message appearing which advises you to contact Council.</p>

Discounts for existing use: Discounts/credits are available for any infrastructure charges that may have been paid on the site as a result of a previous development, assuming the site is fully serviced by infrastructure (e.g. water, sewerage etc.) and that the existing use is lawful. Please provide information about the existing use of the land as prompted.

Please select the existing use (non-residential OR residential) and where applicable the scale of the existing use.

Note: discounts assume the site is fully serviced (water, sewerage, etc.) and that any existing use is lawful.

- Residential Use
- Non-residential Use
- Vacant
- No discount - applied in earlier / later stage

Note that the 'No discount' option is provided to support staged developments, where infrastructure charges are applied separately to each stage, depending on the additional demand generated by the development in that stage, but the discount for existing use of the site is only applied once, generally at the first stage.

If an existing Residential or Non-residential Use is applicable, you will need to provide information about the size/scale of existing use, in a similar way as for the proposed development:

- Residential areas – enter the number of houses / units / suites and then press the 'Add' button. For example, if the existing use was a hotel with 6 x 1 bedroom, 8 x 2 bedroom and 4 x 3 bedroom suits, you can 'Add' 2 rows like this:
 - Hotel (2 or less bedrooms per suite) 14
 - Hotel (3 or more bedrooms per suite) 4

- Non-residential areas – enter the total GFA in square metres, and the impervious area if prompted (where stormwater charge areas apply to the property).

When you have entered the required information about the existing use, press the 'Next' button to receive the report. The report can be printed if required. If there is complexity associated with the use, an online estimate may not be available; if this is the case a message will be displayed and you will need to contact Council to discuss the situation.

Infrastructure Charges Estimate

Property Details

Address: 22-26 Anders Street JIMBOOMBA QLD 4280
 Lot/Plan: Lot 1 RP 192585
 Size: 8,373 m² (survey plan area)
 In Residential Zone: No
 In Priority Infrastructure Area: Yes
 Applicable infrastructure reduction areas: N/A N/A N/A
(SW=Stormwater; W=Water supply; WW=wastewater/sewerage)

Proposed Development - Reconfiguring a lot (subdividing)
 Site area used for lots (less infrastructure): 7130 m²

Proposed Use	Scale/Size	Unit Charge	Sub-total
Unknown	7130	\$20/m ² for reconfiguring a lot in a non-residential area where provision of trunk infrastructure is required	\$142,600.00
Total Adopted Infrastructure Charges			\$142,600.00

Scale/size refers to the number of dwellings, units, suites, lots or sites, as appropriate for the development.

Discount for existing lawful use:

Existing Use	Scale/Size	Unit Charge	Sub-total
Community care centre	462 m ²	\$151.15/m ² of GFA	\$69,831.30
Stormwater (for use specified above)	986 m ²	\$10.80/m ² of impervious area	\$10,648.80
Total Discount			\$80,480.10

Note that discounts assume:
 The information entered is correct/accurate.
 The existing use is lawful and required payments were made at the appropriate time.
 The site is fully serviced by trunk infrastructure networks (i.e. all connections in place).

Estimated Infrastructure Charge: \$62,119.90 (Australian dollars, no GST applicable)

You may use the 'Previous' button to return to modify what you have entered.

Please note:

- the information presented will vary depending on what you have selected/entered for different types of developments and existing uses;
- for non-residential cases involving multiple uses in both proposed development and existing use, the report may print on multiple pages;
- the estimate provided does not represent a formal quotation, nor an invoice for payment (i.e. it is not an Infrastructure Charges Notice);
- for further information about infrastructure charges and their method of calculation, please refer to the Logan Charges Resolution, available on Council's [website](#).

Environmental Offset Estimate

This tool is currently suspended while we work on improvements.

Logan City Council encourages development and land use that is sustainable and preserves the city's biodiversity and ecological values, landscape character and amenity. Where there is unavoidable environmental impact associated with development, Council may request a property owner to perform an action (e.g. tree planting) or contribute an amount of money to compensate for the impact of their development. To find out more about Environmental Offsets, please:



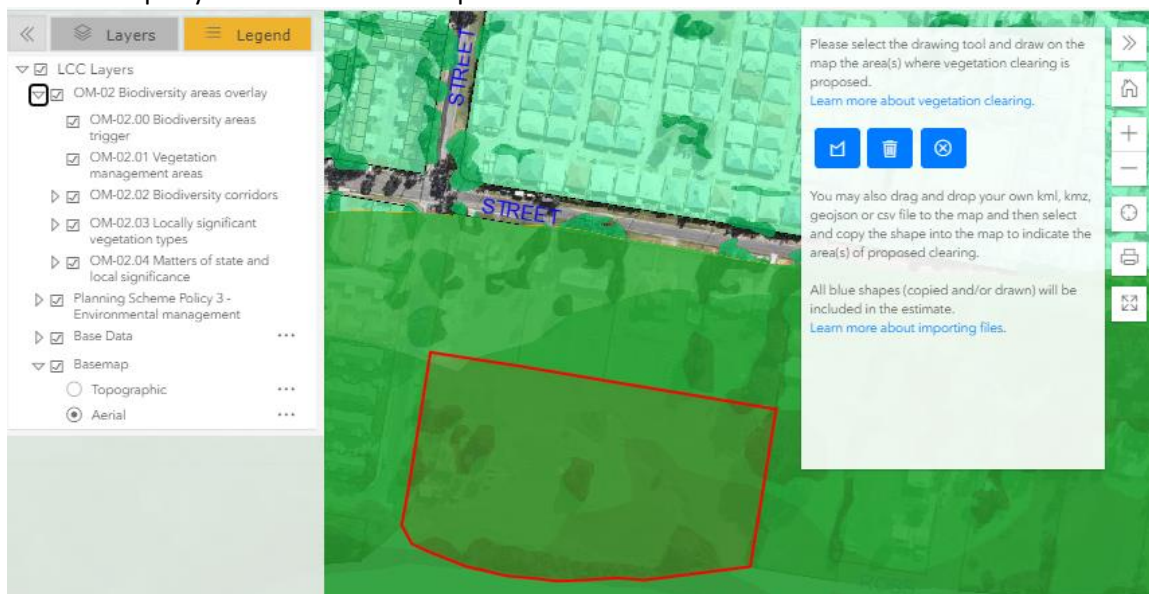
Environmental Offset Estimate

- see our [Fact Sheet](#),
- visit our [Vegetation Protection](#) webpage, or
- peruse Council's offsets policy in the [Logan Planning Scheme](#) (contained within Schedule 6 (Planning Scheme Policies), Policy 3 – Environmental Management).

The Environmental Offset Estimate tool allows you to submit one or more areas on a selected property where vegetation clearing is proposed as part of a development, and receive a report (via email) of any applicable environmental offsets. The offsets will depend on the size of the area(s) proposed to be cleared, and what environmental values are present in those areas.

There are two ways to represent proposed clearing areas:

- 1) you can draw one or more shapes on the map using the polygon tool; or
- 2) you can import shapes by dragging and dropping a file and then selecting and copying the shapes you want onto the map.



Further instructions and information about the types of files you can import are provided in the tool:

Proposed clearing area(s) ✕

- draw shape(s) or drag and drop file

To indicate the proposed area of vegetation clearing you can either:

- draw one or more shapes on the map using the polygon tool; or
- import shapes (drag and drop a file containing the area(s)), and then select and copy a shape (polygon) onto the map.

Shapes from an imported file are displayed in yellow.
Drawn or copied shapes are displayed in blue.

All 'blue areas' will be submitted to form the estimate.

You can:

- have one or more areas;
- use a combination of drawn and uploaded/copied areas;
- delete shapes drawn on or copied into the map.

Point, line and polygon data is accepted in the imported file. Points and lines can be used for guidance when using the drawing tool (blue buttons). Polygons in the imported file (yellow) can be selected and then copied (yellow 'Copy' button) into the map.

File formats and limitations (to avoid browser memory issues) are outlined below.

KML, KMZ and GeoJSON files - with coordinates in WGS84, limited to 10 MB, 1000 features and/or 10000 breakpoints.

CSV files - supports point data only and must have fields names latitude/lat and longitude/lon/long with coordinates in WGS84 or x and y field names in GDA94/MGA56.

To draw the area that will be impacted (i.e. where you propose to clear vegetation), click/tap the 'Draw polygon' tool and then click on the map to start the drawing. Click/tap at each subsequent vertex (corner, point where your drawing changes direction) until you have a 'closed' shape. The shape will appear as a blue filled polygon with area (in square metres) displayed. You can draw multiple areas if you need to – simply click the Draw polygon tool each time.



If you make a mistake after you've completed your drawing, use the Delete (trash can) option on the toolbar. You cannot 'edit' a shape once you have drawn it or copied it (from an imported file). You can only delete the shape and then re-draw or re-copy it.

The aerial imagery can be displayed on the map, to help you improve the

accuracy of your drawing. The Ecological Significance map (from the Planning Scheme Policy Figures group, under Policy 3 – Environmental Management) will be displayed to help you site your development in a way that minimizes environmental impact, where possible. The darker the green shading on this layer, the higher the ecological value of an area, and clearing in that area will result in a higher environmental offset being required.



The biodiversity areas overlay (OM-02) maps from the Logan Planning Scheme are also available to help you understand the types of environmental values on the property. You may need to turn off some of the maps in order to clearly see others (e.g. the Biodiversity areas trigger map (OM-02.00) may obscure the vegetation management areas). Not all of the maps will be applicable to all properties (i.e. you might turn them on and see nothing).



A map legend is available to help you understand what the different symbology (colours and shading) on the map layers means. There is also a full screen mapping option available at the bottom of the map tools on the right hand side of the map window.



When you have completed drawing your proposed area for clearing vegetation, press the **Next** button. You will be prompted to enter a valid email address for the Environmental Offset Estimate report to be sent to.

Email

Please enter a valid email for the estimate to be sent to.

The report can only be sent to a single email address, however if appropriate you may decide to forward the report to others once you receive it. Generally the report should be sent within a few minutes of having submitted the request. If there is no response received after 24 hours, please [contact Council](#). Where there is no offset applicable, a report will still be generated (which includes a map with the shape(s) you drew and the overlay maps etc.) and emailed to the nominated email address advising that no offset is applicable.

In some situations an Environmental Offset Estimate cannot be provided. These are listed below but not limited to:

- properties within a Priority Development Area, as development in these areas is managed by [Economic Development Queensland](#);
- properties not affected by matters of State and local significance (an environmental offset is not applicable in this scenario);
- properties outside of the Logan City Council local government area;
- instances where the proposed clearing covers an area greater than 50 hectares.

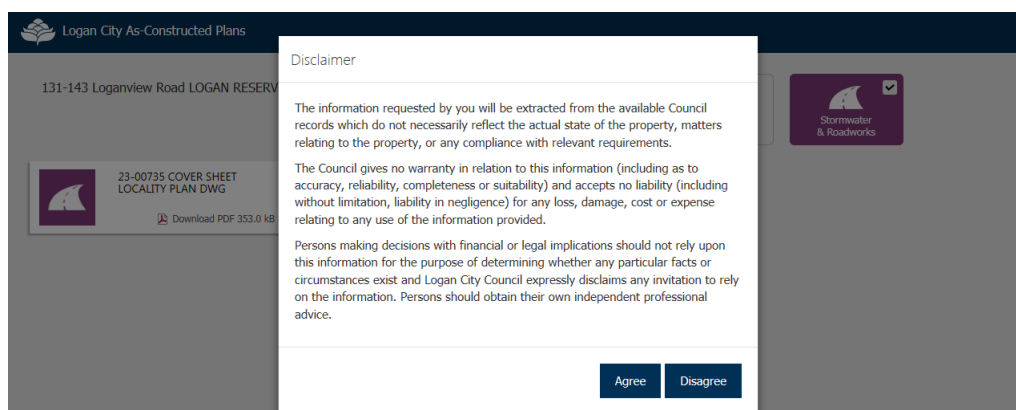
If any of these scenarios apply to you, please [contact Council](#) for further information. It may also be helpful to check the State Mapping (available via the link on the PD Hub dashboard) with respect to vegetation and biodiversity values.

As-Constructed Plans

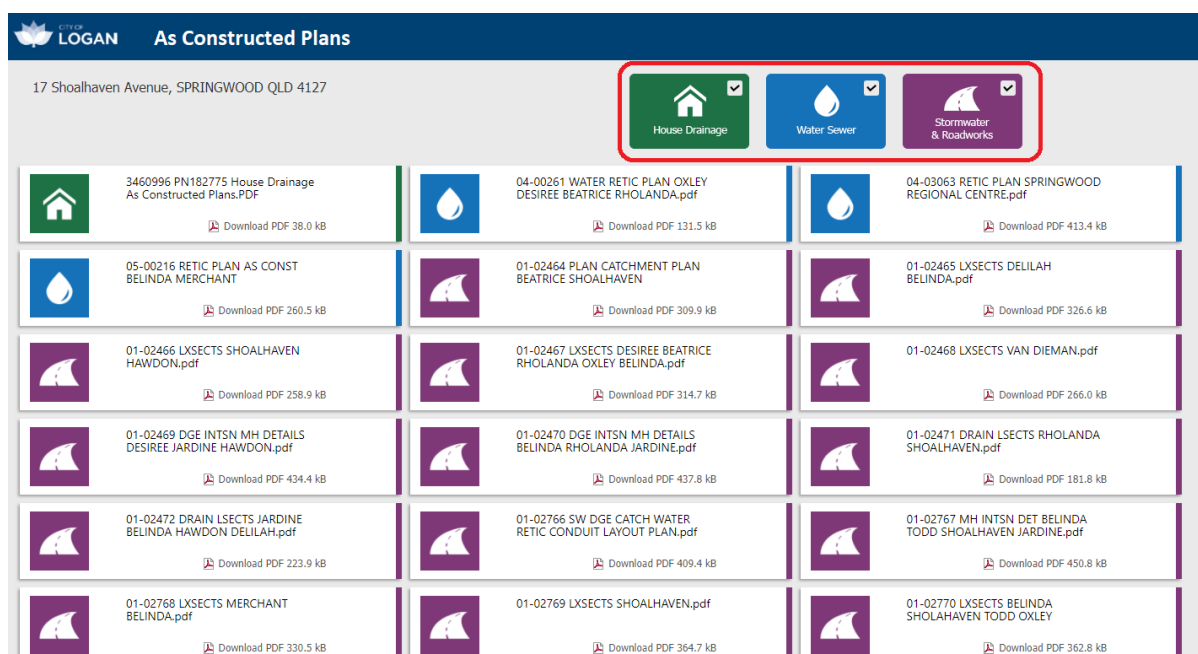
The As-Constructed Plans tool links to the As-Constructed Plans information for the selected property (domestic or commercial). Once you accept the terms and conditions, you will be able to view any As-Constructed Plans held by Council for the selected property. Please note that in areas in the city's south, which were previously managed by the former Beaudesert and Gold Coast councils, there is limited information available.



As-Constructed Plans



The three boxes at the top right side of the page will automatically display which plans are available for the selected property (house drainage / water sewer / stormwater & roadworks). If the selection box for a particular type of plan is grey, it is not available online. Once you select a plan to view, it will automatically open the plan. For more information, please see Council's [Plumbing & Drainage](#) webpage.



Release (Version) History

Version	Date	Description
15	27 November 2023	Updated to reflect the launch of the Logan Flood Portal (which replaced the previous Flood Report).
14	17 October 2022	Updated to reflect the updated Flood Report tool.
13	6 April 2021	Updates to Infrastructure Charges Estimator supporting the commencement of Logan Charges Resolution No. 9, 1 April 2021.
12	10 March 2021	Updated to reflect Council's new logo and branding.
11	19 November 2020	Updated following changes for Version 8 of the Logan Planning Scheme 2015 which included enhancements to the Planning Enquiry and Environmental Offset Estimator tools.
10	14 July 2020	Updated the Development Enquiry section to reflect the new Development Enquiry Tool and the retirement of PD Online.
9	3 December 2019	Updated hyperlinks to Council's new website.
8	14 October 2019	Updated to include information for the Sports Site Plan tool.
7	11 September 2019	Updated to reflect minor changes including the addition of the link to the State Mapping, inclusion of LGIP layers, changes to the Environmental Offset Estimator and Development Fees Estimator.
6	22 May 2019	Updated to reflect changes in Version 6.0 of the Logan Planning Scheme 2015 which included changes to the Interactive Mapping tool, Property Report and Property Enquiry tool. Changes also included functional enhancements to the Property Report and other minor enhancements.
5	18 January 2019	Updated to reflect changes for Version 1.6 of the Logan PD Hub, released 21 January 2019, for the introduction of the Zone Enquiry tool.
4	9 July 2018	Updated to reflect changes for Version 1.2 of the Logan PD Hub, released 5 July 2018, including the introduction of the As Constructed Plans tool.
3	2 July 2018	Updated to reflect changes made in Version 1.1 of the PD Hub, released 1 July 2018.
2	18 June 2018	Updated for the launch of the PD Hub (Version 1.0).
1	4 June 2018	Original version of the document.

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