

FACT SHEET: Logan Planning Scheme 2015

Proposed Housing and Lot Diversity Amendment

What is proposed to change?

Logan City Council proposes changes to the Logan Planning Scheme 2015 to better preserve the character of the city's urban residential areas and facilitate greater diversity of housing choice. The Housing and Lot Diversity Amendment seeks to achieve this by:

- removing the requirements for development to establish an 'average lot size' and instead establishing new minimum lot sizes that align with community expectations;
- establishing frontage diversity requirements for larger scale developments to achieve a mix of lot size and width;
- no longer regulating the size of Dual occupancies by way of the number of bedrooms.



The current requirement for subdivision development to achieve an 'average lot size' results in features such as roads, parks or stormwater detention basins being included in the calculation. This skews the true size of lots created and may result in new lots being smaller than anticipated by the community.

The following minimum lot sizes are proposed to be introduced in this amendment:

Zone	Precinct	Minimum lot size
Low density residential	Small lot	300m ²
	Suburban	400m ²
	Village	500m ²
Rural residential	Park Residential	5,000m ²

For larger scale developments where 10 or more lots are created, frontage diversity requirements are as set out in the table below. In addition, it is proposed that no more than 3 adjoining lots will have the same frontage width.

Zone and precinct	Minimum frontage	Frontage diversity requirements		
		Maximum 60% of total lots created	Minimum 30% of total lots created	Minimum 10% of total lots created
Low density residential zone - Small lot precinct	10m	10m - 12.49m	12.5m - 14.49m	14.5m or greater
Low density residential zone - Suburban precinct	12.5m	12.5m - 15.49m	15.5m - 17.49m	17.5m or greater
Low density residential zone - Village precinct	15.5m	15.5m – 17.99m	18m - 19.49m	19.5m or greater

Why does it matter?

The Logan Planning Scheme 2015 is the “book of rules” that guides the way land and buildings are used (e.g. apartments, shops, industry, subdivision) and infrastructure is delivered in the City of Logan. It is a legal document used by the community, the development industry and Council to manage Logan’s growth. It tells us what development can occur where, how development should occur and what assessment process is required.

The planning scheme is always being improved to keep up with how things change and what the community wants. You can help improve the Logan Planning Scheme by giving us feedback on proposed amendments. It’s all about us working together.

How can I have my say?

Public consultation for the proposed Housing and Lot Diversity Amendment is open between
7 February and 11 March 2022.

For details on how to have your say during that period, visit haveyoursaylogan.com.au.

What happens next?

All feedback will be reviewed and responded to before the amendment is considered by Council and the State Government for adoption.

After it is approved, the amendment will be incorporated into the Logan Planning Scheme 2015.

More information:

- view the [Housing and Lot Diversity Amendment Explanatory Report](#);
- visit the [Logan ePlan](#) (our online planning scheme viewer);
- contact Council using the details provided in the footer of this fact sheet;
- visit the Planning, Building and Plumbing counter at 150 Wembley Road, Logan Central. Opening hours and directions are available on Council's [website](#); or
- scan the QR code below:

