

# PUBLIC CONSULTATION GUIDE: Proposed Amendments to LPS 2015 (V9)



## Introduction

This guide provides information to support the public consultation phase for four (4) proposed major amendments to the Logan Planning Scheme (LPS) 2015:

- **Health care service amendment** – to better guide the location, design and operation of Health care services (like medical centres and dental clinics) to improve amenity.
- **Housing and lot diversity amendment** – to better preserve the character of the city’s residential areas and deliver greater housing diversity (more choice).
- **Major planning scheme amendment 2021** – to make a range of changes to reflect community expectations, including in the design and location of childcare centres, how we store and collect waste, how we manage the impacts of construction (erosion, sediment) and the social and health impacts of alcohol and gaming machines.
- **Mixed use zone amendment** – to provide greater certainty about employment land (in mixed use and industrial zones) in Logan to support jobs and opportunities for business.

Further detail about these changes is outlined in the sections below. The consultation phase for these amendments starts on **Monday 7 February 2022** and ends on **Friday 11 March 2022**, inclusive. During this time information about the proposed amendments is available for review, and submissions supporting or objecting to these changes can be made to Logan City Council.

This guide provides information about:

- the Logan Planning Scheme 2015 and the [key changes](#) being proposed to it through these amendments;
- how to review the proposed changes using the [Logan ePlan](#) (online viewer);
- how to [have your say](#) (that is, to make a properly made submission supporting or objecting to the proposed changes);
- the [next steps](#) (what happens after public consultation ends).

## About LPS2015

Queensland’s planning legislation ([Planning Act 2016](#)) sets out a framework of policies and plans at state, regional and local levels to manage land use planning (what goes where), the assessment of proposed development and related matters. The Logan Planning Scheme 2015 is the instrument which governs these matters in the City of Logan. It guides the way our city

grows and the delivery of important infrastructure (like roads, water, parks etc.) to service that growth, and helps us manage what our community values (like safety and our environment).

## What's changing in these amendments?

The key changes proposed in the amendments described above are summarised in the table below. The 'Parts affected' indicate the primary sections of the Logan Planning Scheme where the changes apply. To review the changes in further detail you can:

- 1) Review the amendments in the [Logan ePlan](#), an online viewer for the Logan Planning Scheme which includes a facility to highlight the changes in a proposed amendment against the current scheme; and/or
- 2) Download the explanatory reports associated with these amendments, which outline in detail all of the changes made, and include links to the affected maps and figures (PDF).
  - a. [Health Care Service Amendment Explanatory Report](#) (PDF, 2.3 MB)
  - b. [Housing and Lot Diversity Amendment Explanatory Report](#) (PDF, 3.7 MB)
  - c. [Major Planning Scheme 2021 Amendment Explanatory Report](#) (PDF, 14.4 MB)
  - d. [Mixed Use Zone Amendment Explanatory Report](#) (PDF, 10.2 MB).

These explanatory documents are also available on Council's website: visit [logan.qld.gov.au](http://logan.qld.gov.au) and search for '[amendments on consultation](#)'.

Change and parts affected	Description (reasons, impact)
<p><b>Health care service amendment</b></p> <p>Affects Part 5 (Tables of Assessment), Part 6 (Zone codes), Part 7 (Local plan codes), Part 9 (Development codes), Schedule 1 (definitions), Schedule 6 (planning scheme policies)</p>	<p>The proposed amendment introduces a new Health care service use code. In residential areas, this will limit the locations where these services are supported (to be near higher order roads) and impose requirements on hours of operation, landscaping, design and visual amenity. These changes are intended to mitigate impacts on the community (e.g. from traffic, parking and noise).</p> <p>The code also introduces a definition for 'pharmacotherapy clinic' (services treating drug dependence) and criteria which include separation distances from incompatible land uses (such as residential activities), minimum waiting room sizes and mechanical surveillance requirements.</p> <p>For further detail please see the <a href="#">Health Care Service Amendment Explanatory Report</a>.</p>

<p><b>Housing and lot diversity amendment</b></p> <p>Affects Part 3 (Strategic Framework), Part 5 (Tables of assessment), Part 6 (Zone codes), Part 7 (Local plan codes), Part 9.4.6 (Subdivision code), Schedule 1 (Definitions), Schedule 6 (Planning scheme policies)</p>	<p>Council completed the Logan Housing Study in October 2020, which identified that subdivisions are resulting in new lots smaller than intended, due to the definition of average lot size including constrained areas, roads, parks, etc. The outcomes of housing choice and density are not being consistently achieved. This amendment proposes to remove the use of ‘average lot size’ entirely, and in some residential precincts to revise minimum lot sizes. Frontage requirements have also been adjusted, with provisions to achieve a noticeable variety of lot widths in larger scale residential developments (where 10 or more lots are created).</p> <p>Similarly, the definition of ‘equivalent dwellings’ is also being applied in ways that result in lower levels of assessment, and do not support housing diversity. This amendment proposes that, for the purpose of calculating density for Dual occupancies (two households on a single lot or sharing common property), ‘equivalent dwellings’ no longer applies (that is, one dwelling will equal one dwelling regardless of the number of bedrooms).</p> <p>For further detail please see the <a href="#">Housing and Lot Diversity Amendment Explanatory Report</a>.</p>
<p><b>Major planning scheme amendment 2021</b></p> <p>Affects Part 3 (Strategic Framework), Part 5 (Tables of assessment), Part 6 (Zone codes), Part 7 (Local Plan codes), Part 8 (Overlay codes), Part 9 (Development codes), Schedules 1,2 and 5, Schedule 6 (Planning Scheme Policies) and Appendix 1 (Abbreviations)</p>	<p>Policy features of the Major Planning Scheme Amendment 2021 include:</p> <ul style="list-style-type: none"> <li>• zoning changes in Cedar Vale, Chambers Flat, Cornubia, Hillcrest, Loganholme and Underwood;</li> <li>• introducing a new use code for Childcare centres to ensure they are located on higher order roads and designed to ensure traffic safety and amenity, and be complementary to their surroundings (in terms of setback, built form, landscaping, acoustic measures, etc.);</li> <li>• improved guidance for the storage and collection of waste;</li> <li>• new erosion and sediment control requirements to better manage the impacts of construction and minimise disturbance for neighbours;</li> <li>• better management of the social and health impacts of development involving the serving of alcohol or provision of gaming machines;</li> </ul>

	<ul style="list-style-type: none"> <li>• ensuring out-of-centre commercial development (such as Service stations) demonstrates community need and economic need where appropriate;</li> <li>• consolidation of requirements for Dwelling houses to remove undue regulation;</li> <li>• improved management of emissions such as vibration and glare;</li> <li>• removing concessions in car parking requirements for uses where patrons are unlikely to use public transport (such as garden centres, hospitals, vets);</li> <li>• safeguarding and enriching amenity in both residential and non-residential settings.</li> </ul> <p>For further detail please see the <a href="#">Major Planning Scheme 2021 Amendment Explanatory Report</a>.</p>
<p><b>Mixed use zone amendment</b></p> <p>Affects Part 3 (Strategic Framework), Part 5 (Tables of Assessment), Part 6 (Zone codes), Schedule 2 (zoning maps)</p>	<p>Within the Mixed use zone there are areas with varied land uses, character or development patterns, which are proposed now as different precincts to promote business confidence.</p> <ul style="list-style-type: none"> <li>• <b>Industry</b> - accommodates industrial uses and excludes sensitive uses (such as childcare centres, community care centres, schools).</li> <li>• <b>Retail/commerce</b> – accommodates industry-associated and related retail showrooms, offices and research, technology and service industries.</li> <li>• <b>Enterprise</b> - accommodates a diverse range of mixed uses consisting of industrial and associated/related retail (i.e. a combination of the Industry and Retail/commerce precincts).</li> <li>• <b>Abattoir</b> - accommodates the Teys abattoir, which is a High impact industry located in Holmview, to ensure its continued operation as a key regional employer in Logan.</li> </ul> <p>This amendment also seeks to rezone some Mixed use zoned land and Low impact industry zoned land in the Crestmead industrial area fronting Green Road to Low and Medium impact industry respectively. This change will protect and attract similar uses already in the area, and is in accordance with recent development approvals.</p> <p>For further detail please see the <a href="#">Mixed Use Zone Amendment Explanatory Report</a>.</p>

## How to have your say

Council invites you to have your say on the proposed changes. You can support or object to any, all or some of the proposed changes across the four different amendments.

There are multiple ways to make your submission to Council during the consultation period:

- email us at [StrategicPlanning@logan.qld.gov.au](mailto:StrategicPlanning@logan.qld.gov.au)
- use the online submission form on our [Have Your Say](#) portal
- use our [Logan ePlan](#)
- post your submission to  
Chief Executive Officer, Logan City Council  
PO Box 3226, Logan City DC QLD 4114
- deliver your submission to our Planning and Building counter on the ground floor at 150 Wembley Road, Logan Central.

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

- be made in writing to Council (email, hard-copy or online) and be signed **by each person** making the submission;
- be received by Council during the notification period (from **Monday 7 February 2022** to **Friday 11 March 2022**); and
- include:
  - the name (first and surname) and full residential or business (street) address of all submission-makers;
  - reasons for the submission (grounds, facts, circumstances relied on to support the grounds);
  - one postal or electronic address for service relating to the submission for all submission-makers.

## Next and further information

After the public consultation period ends, Council will review and consider all [properly made submissions](#) and notify submitters of how their submission has been dealt with. After further review and approval by the Queensland Government and Council, the amendments may be finalised and adopted as part of a new version of the Logan Planning Scheme in future. Council's intention is that these four proposed amendments will become part of Version 9 of the Logan Planning Scheme 2015, to commence in the second half of 2022.

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

The remainder of this document will help you to use the Logan ePlan (free online tool) to view the proposed changes and make a submission objecting to or supporting them.

## Viewing the proposed amendments in the Logan ePlan

The Logan ePlan is available from the [Online Services](#) page on Council's website, or by using the Logan Planning Scheme tile on the home page of the [Logan PD Hub](#).

### Online services



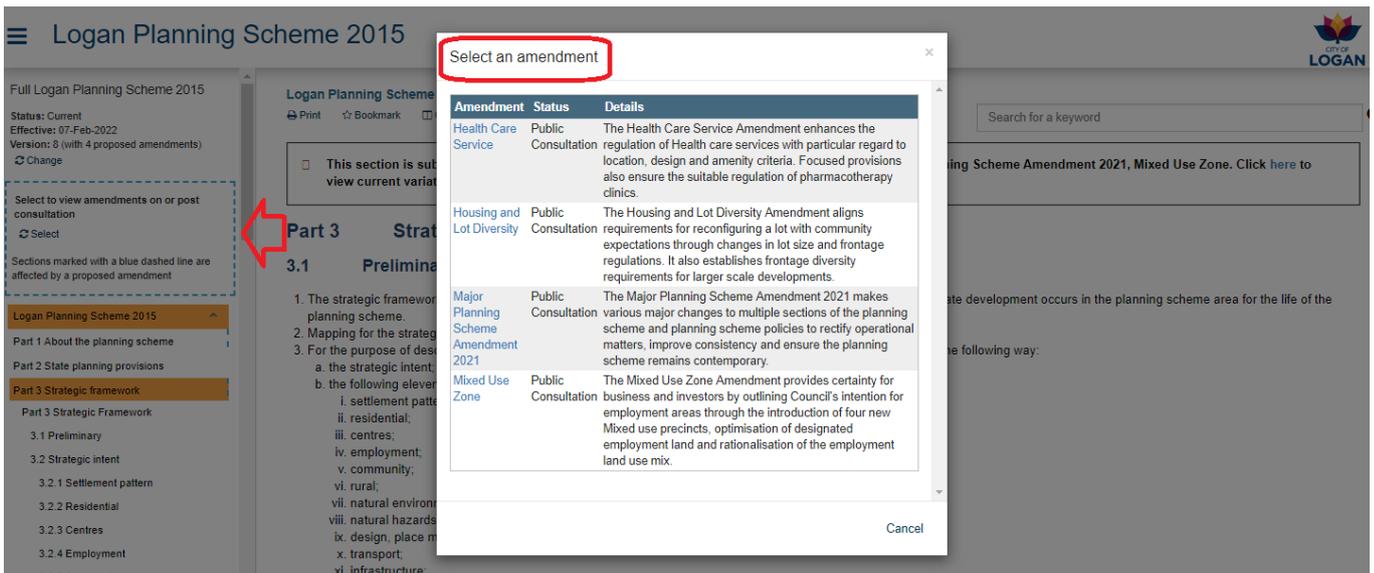
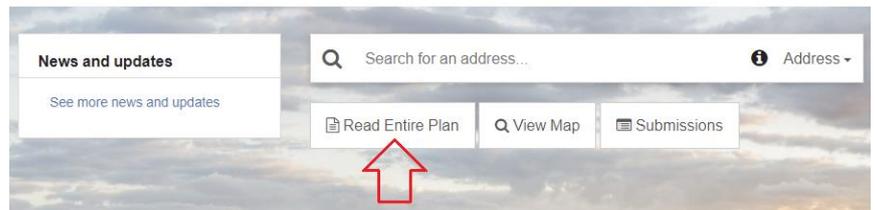
Logan Planning Scheme

When the ePlan loads in your web browser:

- 1) Read and agree to the Terms & Conditions of use, and then on the home page select the button to read the plan as illustrated →

☰ Logan Planning Scheme 2015

- 2) All parts of the planning scheme will be listed in the navigation panel on the left-hand side. Those affected by one or more of the proposed amendments will be indicated by a blue dashed line next to the part. To view the proposed changes, click on 'Select' in the amendment box above the list of sections (blue dashed outline) and click on the amendment in the pop-up, as illustrated below.



3) The selected amendment will be loaded, and the list of planning scheme parts in the navigation panel on the left hand side will be filtered to show **only** those parts which are affected by the selected amendment. Use the **'Back to Plan'** link to 'unselect' the amendment filtering and view the entire planning scheme (all parts) again. Some parts of the planning scheme may include changes arising from more than one amendment. A note at the top of the page will list the amendments which affect the page you are currently viewing.

≡ Logan Planning Scheme 2015



Full Logan Planning Scheme 2015  
 Status: Current  
 Effective: 07-Feb-2022  
 Version: 8 (with 4 proposed amendments)  
 Change

Housing and Lot Diversity selected  
 Back to Plan

The Housing and Lot Diversity Amendment aligns requirements for reconfiguring a lot with community expectations through changes in lot size and frontage regulations. It also establishes frontage diversity requirements for larger scale developments.

Sections marked with a blue dashed line are affected by a proposed amendment.

Logan Planning Scheme 2015

- Part 3 Strategic framework
- Part 5 Tables of assessment
- Part 6 Zone codes
- Part 7 Local plans
- Part 9 Development codes

Schedules / Schedule 1 Definitions / SC1.2 Administrative definitions

Print Bookmark Show Amendment changes Search for a keyword

This section is subject to the following proposed amendment(s) - Health Care Service, Housing and Lot Diversity, Major Planning Scheme Amendment 2021. Click here to view current variations and select from the list to see changes to this and other sections.

**SC1.2 Administrative definitions**

- Administrative definitions assist with the interpretation of the planning scheme but do not have a specific meaning in relation to a use.
- A term listed in Table SC1.2.2 - Administrative definitions column 1 has the meaning set out beside that term in column 2.
- The administrative definitions listed here are the definitions for the purpose of the planning scheme.

Table SC1.2.1 - Index of administrative definitions

Accepted development (not subject to requirements)  
 Accepted development (subject to requirements)  
 Above awning sign  
 Access  
 Access strip  
 Accessway  
 Acid sulfate soils (ASS)  
 Active frontage  
 Active transport  
 Adaptable housing  
 Adjoining premises

If the section you are viewing is affected by multiple amendments, this will be highlighted in a note at the top of the page.

Planning scheme parts are filtered to show only those affected by the amendment you have selected. Use the 'Back to Plan' link to remove the filtering and view the entire plan again.

4) You can use the **Show Amendment Changes** option at the top of the page to highlight the specific areas that have been added (shaded green) or removed (shaded red) in the amendment you currently have selected. After you click to 'Show' the amendment changes, the option changes to 'Hide Amendment Changes' so that you can easily turn them on and off.

≡ Logan Planning Scheme 2015



Full Logan Planning Scheme 2015  
 Status: Current  
 Effective: 07-Feb-2022  
 Version: 8 (with 4 proposed amendments)  
 Change

Housing and Lot Diversity selected  
 Back to Plan

The Housing and Lot Diversity Amendment aligns requirements for reconfiguring a lot with community expectations through changes in lot size and frontage regulations. It also establishes frontage diversity requirements for larger scale developments.

Sections marked with a blue dashed line are affected by a proposed amendment.

Logan Planning Scheme 2015

- Part 3 Strategic framework
- Part 5 Tables of assessment
- Part 6 Zone codes
  - 6.2.5 Low density residential zone code
  - 6.2.13 Rural residential zone code
- Part 7 Local plans

Logan Planning Scheme 2015 / Part 9 Development codes / 9.4.6 Reconfiguring a lot code

Print Bookmark Hide Amendment changes

Reconfiguring a lot provides that the orientation of a road and lot facilitates the development of energy efficient buildings that respond to local climatic conditions.  
 Note - Planning - Planning scheme policy 8 - Urban - Urban design provides guidelines on how to achieve this outcome.

No acceptable outcome provided.

**PO9PO98**

The location and orientation of residential lots enables the siting of buildings to mitigate potential adverse impacts from rural activities, Medium impact industry, High impact industry or Special industry.

**AO9AO98**

A lot for a residential purpose is not created within the distances stated for any of the following:

- 1,500 metres of a Special industry; or
- 500 metres of a High impact industry; or
- 500 metres of an Intensive animal industry; or
- 300 metres of an Intensive horticulture or Wholesale nursery; or
- 250 metres of a Medium impact industry.

**Where**

Access easement creating 10 or more lots in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone

**PO9**

Reconfiguring a lot achieves a diverse lot mix and high quality streetscape by:

- providing a wide variety of frontages;
- providing lots with noticeable frontage variation when observed from the street.

Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.

**AO9.1**

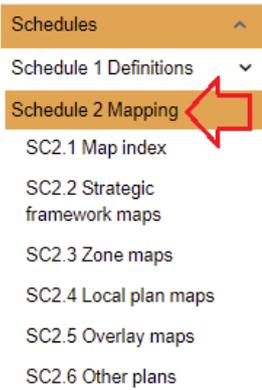
Reconfiguring a lot is developed in accordance with the diversity standards specified in Table 9.4.6.3.5 - Frontage requirements.

Note - Planning scheme policy 8 - Urban design provides guidelines on how to achieve this outcome.  
 Note - For the purpose of Table 9.4.6.3.5 - Frontage requirements, the frontage of a corner lot is measured from the back of the truncation along the nominated road frontage to the side boundary of the adjoining lot.  
 Planning scheme policy 8 - Urban design provides guidance for measuring the frontage of a corner lot.

**AO9.2**

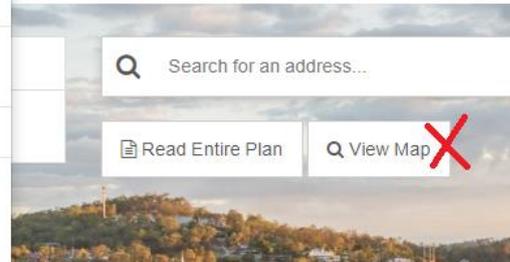
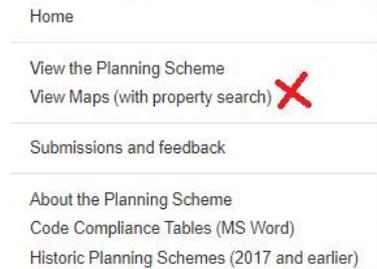
Reconfiguring a lot results in no more than three adjoining lots with the same frontage.

## Maps and figures



**Please note:** The changes proposed in the four amendments **are not displayed** in the maps in Schedule 2 Mapping of the planning scheme, or in the online mapping available in the ePlan and other tools (the Logan PD Hub and Development Enquiry tool).

### Logan Planning Scheme 2015



The only maps affected by these amendments are the zone and zone precinct maps (ZM-01 and ZM-02). To view the changes to these maps, please refer to the **Explanatory documents** for the relevant amendments:

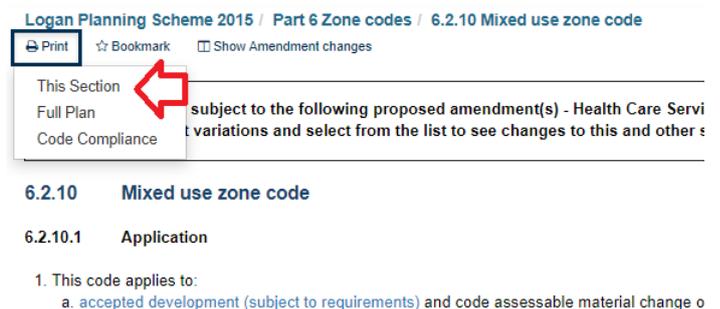
- [Major planning scheme amendment 2021](#), and
- [Mixed use zone amendment](#).

The Explanatory documents include comparison maps (for the zoning changes) and lists of affected properties.

The figures which display as embedded in the ePlan text **will** display the changes for the relevant amendments. Click on the figure to go to a larger copy for easier viewing.

## Printing

The Print button at the top of the page in the ePlan includes the option to print the section you are currently viewing, or print the entire plan (which is very large, and not recommended). If the section you are viewing is a zone, overlay, local plan or development code, you will also have the option to print a Code Compliance table.



If an amendment is currently selected, the option to print “This Section” will include the proposed changes, highlighted with a blue dashed outline. Changes will be underlined (for content added) or use strikethrough formatting (for content removed).

## 6.2.10 Mixed use zone code

### 6.2.10.1 Application

1. This code applies to:
  - a. accepted development (subject to requirements) and code assessable material change of use for which Mixed use zone code is identified in the assessment benchmarks for assessable development and requirements for accepted development column in Table 5.5.10.1 - Mixed use zone in Part 5 - Tables of assessment;
  - b. material change of use made impact assessable in Table 5.5.10.1 - Mixed use zone in Part 5 - Tables of assessment;
  - c. reconfiguring a lot made impact assessable in Table 5.6.1 - Reconfiguring a lot;
  - d. building work made accepted development (subject to requirements) in Table 5.7.1 - Building work in Part 5 - Tables of assessment.
2. When using this code, reference should be made to section 5.3.2 - Determining the category of development and category of assessment and, where applicable, section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for assessable development located in Part 5 - Tables of assessment.

### 6.2.10.2 Purpose

1. The purpose of the Mixed use zone is to provide for a variety of uses and activities, including, for example, business, residential, retail, service industry, tourist accommodation or low impact industrial uses or activities.
2. The local government purpose of the Mixed use zone code is to:
  - a. provide a major employment area with a variety of specific Mixed use activities, Low impact industry, Research and technology industry, Service industry and Warehouse;
  - b. facilitate business incubation.
3. The purpose of the Mixed use zone code will be achieved through the following overall outcomes:
  - a. if not in ~~a~~ the Industry precinct:
    - i. land uses comprise: Mixed use activities (excluding Childcare centre and Educational establishment), Major electricity infrastructure, Substation or Utility installation;
      - A. ~~Mixed use activities;~~ or
      - B. ~~Neighbourhood centre activities on Lot 99 SP193964;~~ or
      - C. ~~a High impact industry (being the Teys abattoir and associated uses) on Lot 123 SP174628, Lot 124 SP174628 and Lot 127 SP174628;~~
    - ii. a Shop or Food and drink outlet ~~that is not associated with and subordinate to a Service station;~~ is small-scale and serves the local workforces' daily needs;
    - iii. a Shop ~~that is not a liquor store~~ does not undermine the viability of a nearby centre or the centre hierarchy;
    - iv. an Office is small scale and serves the needs of the local workforce;
    - v. ~~a sensitive land use does not adversely affect the ongoing operation of the Teys abattoir and associated uses;~~
    - vi. the design of the built form:
      - A. ~~is responsive to site characteristics, including the shape, frontage, size, orientation and slope;~~

If there is no amendment currently selected, the option to print the current section will display the content for the current adopted version of the planning scheme (Version 8.0), with no proposed changes.

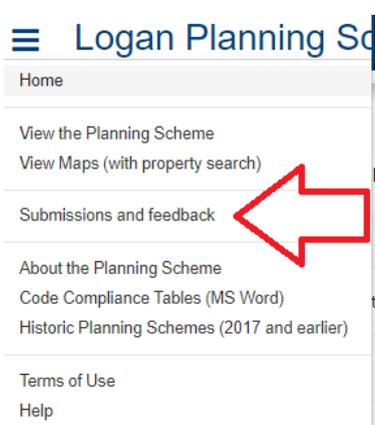
The Code Compliance table option will **not** include the proposed changes (i.e. it reflects the current adopted version of the planning scheme only).

# Making a submission in the ePlan

If you are viewing any of the proposed amendments in the [Logan ePlan](#) and decide that you want to make a submission supporting or objecting to one or more of the changes, there are two ways to make a submission:

- click on the **Submissions and feedback** option on the menu (learn more below); or
- click on the **Make a submission** link at the top of the page you are viewing ([learn more](#)).

With either option, you will need to log in or register to create a profile, if you do not already have one. You will need to provide details such as your name, address, email address and phone number. This information is required for a 'properly made submission' under [Queensland's planning legislation](#). You can learn more about Council's collection of your personal information and view our Privacy Policy on [Council's website](#).



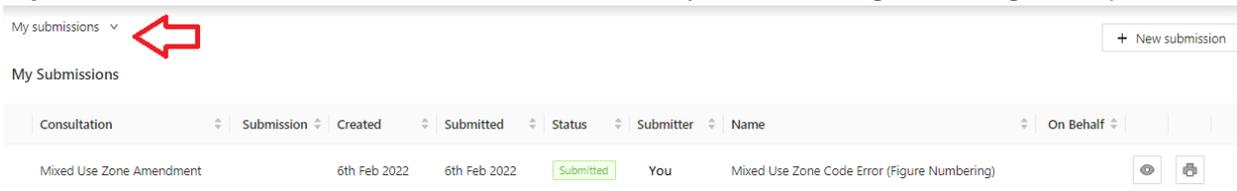
## Submissions and feedback on the menu

Clicking on Submissions and feedback on the menu will take you to the Submissions portal, where you will be prompted to register or log in.

Once you have logged in, use the drop down list at the top of the page to switch between:

- **My details** – update your details (e.g. email address, phone number) at any time so that Council can contact you about your submission.

- **My submissions** – view the list of submissions you have lodged through this portal.



- **Consultations** – view the list of planning scheme consultations. Open consultations will have a button on the right-hand side to allow you to make a submission.



Clicking on the 'eye' link next to the Make Submission button will display details about the consultation, as illustrated in the example below.

### Details - Mixed Use Zone Amendment

Logan City Council is proposing to amend the Logan Planning Scheme 2015 to provide greater certainty about employment land in Logan to support jobs and opportunities for business. These changes apply in mixed use and industrial zones, through the creation of new precincts (Industry, Retail/commerce, Enterprise and Abattoir) and selected rezonings in Crestmead.

Council invites you to view the changes and have your say, either supporting or objecting to any of the proposed changes. The period of public consultation starts on Monday 7 February 2022 and ends on Friday 4 March 2022. You can learn more by viewing our [fact sheet](#) for this amendment.

[Make submission](#)

#### Key Dates

- 6th Feb 2022 Feedback open
- 4th Mar 2022 Feedback closed

#### Key Information

[Explanatory Report - Mixed Use Zone Amendment](#)

When you click Make submission, you will be prompted to select the parts of the amendment your submission relates to, and provide the details of your submission. You can upload attachments if you like.

#### Submission point

Please select the areas your submission relates to.

If you need help please contact our team on 07 3412 4247.

#### Section\*

6.2.10 Mixed use zone code

#### Subsection\*

General

#### Provision\*

General

General

#### Oppose / Support / Support in part\*

Support in part

#### My submission\*

Please tell us why you support or oppose the provisions or believe they should be changed.

Rich text editor toolbar with options for undo, redo, font face (Arial), font size (16px), paragraph style, bold, italic, underline, strikethrough, link, unlink, text color, background color, bulleted list, numbered list, indent, outdent, table, link, unlink, and source code.

The Figure 6.2.10.3.2 - [Wembley Road Building Heights](#) is deleted, at the bottom of the Mixed use zone code, however the figure underneath it ([Berrinba amenity buffer](#)) has not been renumbered, nor references to it fixed in the outcomes listed above the figures.]

You can also add multiple submission points, for example about different parts of the amendment.

Point 1 6.2.10 Mixed Use Zone Code

 [+ New submission point](#)

As a registered user, you can save your submission as a draft and come back to do further work on it at a later time.

## Submission - Mixed Use Zone Amendment

[< Go to my submissions](#)



You can close this submission in draft and come back to complete and submit it later. Draft submissions are not sent to Council.

After you have completed and lodged your submission you will receive an acknowledgment message on screen.

### ✔ Submitted

Thank you for your submission.

You will receive a reference number and a copy of your submission when Council receives it.

After the consultation period closes, all submissions will be reviewed by Council. We will let you know how we have dealt with your submission.

When Council officers have reviewed and accepted your submission, you will receive an email with an attached summary of your submission. If you have not received this email within 5 business days of lodging your submission, please contact Council using the details at the bottom of this document.

OK

**From:** Logan City Council Planning Scheme [<mailto:no-reply@isoplan.com.au>]

**Subject:** Submission summary



Dear

#### Receipt of feedback item on the Mixed Use Zone Amendment

Logan City Council acknowledges receipt of your online feedback (copy attached for your records) on the Mixed Use Zone Amendment. We value your input and thank you for taking the time to help us guide the way land is used and developed to support the future of our city.

After this round of feedback closes on 04/03/2022, Council will review and respond to each item.

As you lodged this feedback/submission as a registered user, you can login and review it at any time.

Please do not reply to this email. If you require further information, please feel free to contact Council using the details below.

Yours sincerely

Strategic Land Use Planning Team  
Economic Development and Strategy | Logan City Council  
Phone: 07 3412 4247 | PO Box 3226 Logan City DC Qld 4114 | [StrategicPlanning@logan.qld.gov.au](mailto:StrategicPlanning@logan.qld.gov.au)

You can return to the Submissions portal at any time using the **Submissions and feedback** option on the menu in the ePlan, either to view your submissions, review consultations that are open and make further submissions.

## Make a Submission link, top of page

You can also make a submission directly from the ePlan viewer, using the **Make a submission** link at the top of the page when you have an amendment selected. *(If there is no amendment selected, the link will say 'Provide feedback' which is a general opportunity to have your say on any part of the scheme at any time.)*

The navigation panel on the left will help you identify which amendment you are currently viewing.

### ☰ Logan Planning Scheme 2015

Full Logan Planning Scheme 2015  
Status: Current  
Effective: 07-Feb-2022  
Version: 8 (with 4 proposed amendments)

Mixed Use Zone selected  
☰ Back to Plan

The Mixed Use Zone Amendment provides certainty for business and investors by outlining Council's intention for employment areas through the introduction of four new Mixed use precincts, optimisation of designated employment land and rationalisation of the employment land use mix.

Sections marked with a blue dashed line are affected by a proposed amendment.

Logan Planning Scheme 2015

Logan Planning Scheme 2015 / Part 6 Zone codes / 6.2.10 Mixed use zone code

Print ☆ Bookmark ☐ Show Amendment changes ↻ Make a Submission

Search for a keyword

☐ This section is subject to the following proposed amendment(s) - Health Care Service, Major Planning Scheme Amendment Use Zone. Click [here](#) to view current variations and select from the list to see changes to this and other sections.

**6.2.10 Mixed use zone code**

**6.2.10.1 Application**

1. This code applies to:

- a. [accepted development \(subject to requirements\)](#) and code assessable material change of use for which Mixed use zone code is id assessment benchmarks for assessable development and requirements for accepted development column in [Table 5.5.10.1 - Mixed use zone in Part 5 - Tables of assessment](#);
- b. material change of use made impact assessable in [Table 5.5.10.1 - Mixed use zone in Part 5 - Tables of assessment](#);
- c. reconfiguring a lot made impact assessable in [Table 5.6.1 - Reconfiguring a lot](#);
- d. building work made [accepted development \(subject to requirements\)](#) in [Table 5.7.1 - Building work in Part 5 - Tables of assessment](#)

2. When using this code, reference should be made to [section 5.3.2 - Determining the category of development and category of assessment applicable](#), [section 5.3.3 - Determining the requirements for accepted development and assessment benchmarks and other matters for development located in Part 5 - Tables of assessment](#)

When you select the **Make a Submission** link you will be prompted to select the provision you wish to make a submission about (i.e. the row of content on the page that you want to comment on). You can only make a submission on the parts of the scheme which are affected by the selected amendment (i.e. only on the proposed changes – these rows which have a blue dashed outline).

Make Submission

Click on the provisions you wish to make a submission on. To review and start the submissions process either click the Edit / Submit Submission Points link at the top of the screen or open the menu top left and choose View Submission Summary. To stop adding provisions click on the Cancel Submission link at the top of the screen.

OK

After you have selected the relevant provision/row that you want to make a submission on, a **Provide Submission** screen will be displayed with the selected provision/row so that you can add your comments. There are formatting buttons available to help you highlight specific parts of your point. Please be as specific as possible and include map, table, section and/or property references where applicable.

There is a **Copy Provision** button available, which will copy the content of the selected provision into the editing box so that you can mark-up specific changes. If the provision is large (e.g. a long table), this option is not recommended, as it may clutter your submission.

<p><b>PO3</b> A <del>Shop which is not a liquor store</del>:</p> <ol style="list-style-type: none"> <li>is of a scale and character suitable to ensure that the amenity is maintained;</li> <li>serves the local workforces' daily needs;</li> <li><del>is not a supermarket</del>;</li> <li>does not undermine the viability of a nearby centre or the <a href="#">centre hierarchy</a>.</li> </ol> <p>Editor's note - <a href="#">Planning scheme policy 2</a> - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p><b>AO3</b> A <del>Shop which is not a liquor store</del>:</p> <ol style="list-style-type: none"> <li>has a maximum <a href="#">gross floor area</a> of 200m<sup>2</sup> per tenancy;</li> <li>is not within 800 metres of another <del>Shop, which is not a liquor store</del>;</li> <li><del>is not a supermarket</del>.</li> </ol>
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Submission

Oppose / Support / Support in part Support in part

Explain the reasons why you support or oppose or wish to have amended the specific provisions. If your submission relates to a particular property or a group of properties please indicate the property details.

Copy Provision

↩ ↪ B I U ~~S~~ x<sub>2</sub> x<sup>2</sup> I<sub>x</sub> [List Icons]

In PO3, point b the apostrophe is in the incorrect place - the subject is the "local workforce" so the apostrophe should be after that, and then the 's':

<p><b>PO3</b> A Shop which is not a liquor store:</p> <ol style="list-style-type: none"> <li>is of a scale and character suitable to ensure that the amenity is maintained;</li> <li>serves the local workforce's daily needs;</li> <li><del>is not a supermarket</del>;</li> <li>does not undermine the viability of a nearby centre or the centre hierarchy.</li> </ol> <p>Editor's note - <a href="#">Planning scheme policy 2</a> - Economic need and impact assessment outlines the appropriate measures to be taken into account to achieve this outcome.</p>	<p><b>AO3</b> A Shop which is not a liquor store:</p> <ol style="list-style-type: none"> <li>has a maximum gross floor area of 200m<sup>2</sup> per tenancy;</li> <li>is not within 800 metres of another Shop, which is not a liquor store;</li> <li><del>is not a supermarket</del>.</li> </ol>
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Done Close

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

You can review and edit any points you have made by clicking on that link. When you are ready to lodge your submission, click on the **Edit / Submit Submission Points** link, which will take you into the Submissions portal. You can view your submission and lodge it when you are ready. You will receive an email confirmation after Council officers have reviewed it, as described in the section above.

Before lodging your submission, you can cancel it if required using the [Cancel Submission](#) link at the top of the page in the ePlan viewer. After lodging it, you will need to contact Council using the details below if you want to withdraw your submission.