

# MAJOR PLANNING SCHEME AMENDMENT 2021

SUBMISSION ANALYSIS & RESPONSE REPORT

LOGAN PLANNING SCHEME 2015

**JULY 2022**



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# 1 Introduction

This report summarises the feedback Council received on the proposed Major Planning Scheme Amendment 2021 (the Amendment) and provides Council's response to the feedback.

The consultation process undertaken for the Amendment is detailed in Section 2. Key issues raised by the community, Council's response to these issues and recommended actions are provided in Sections 3 and 4.

The community's feedback has helped Council to finalise the Amendment. This report is intended to be read in conjunction with the Amendment which can be accessed on Council's website at [www.logan.qld.gov.au/planning](http://www.logan.qld.gov.au/planning).

For further information regarding the Amendment, please contact Council on (07) 3412 4247.

## 2 Consultation on the Amendment

Public consultation on the Amendment was undertaken between 7 February 2022 and 11 March 2022.

### 2.1 Consultation activities

Council undertook the following community engagement activities:

Date	Community Engagement Activity
3 February 2022	Letters advising of the Amendment and the associated public consultation were mailed to landowners and residents affected by proposed rezonings.
7 February 2022 and 9 February 2022	Public notices were published in the following newspapers: <ul style="list-style-type: none"><li>• Courier Mail (7 February 2022)</li><li>• Jimboomba Times (9 February 2022)</li></ul>
7 February 2022 – 11 March 2022	The Amendment was published on Council's website with hard copies also available at Council's customer service counters. A copy of the notice was also on display at Council's administration centres.
	The "Have Your Say" online engagement portal was active, allowing the community to provide feedback.
	A staffed telephone enquiry line was available.
	Council hosted 12 online 'Talk to a Planner' sessions, allowing for one-on-one discussion with registered community members.
	Council hosted seven online 'Drop-In' sessions, whereby Council officers explained the background to the Amendment and responded to questions.
	Meetings were available to enquirers upon request.
	Council corresponded with peak industry bodies (Urban Development Institute of Australia, Housing Industry Association and Property Council of Australia), inviting feedback on the proposed Amendment.
	Council invited representatives of the Logan Disability Coalition network to provide feedback on the proposed Amendment.
	Council invited representatives of the Danggan Balun People, Yuggera Ugarapul People and Jabree and Gold Coast Native Title Group to provide feedback on the proposed Amendment.
11 March 2022	Consultation period closed.

## 2.2 Submissions

Council received 44 submissions on the Amendment, three of which were not properly made. All submissions were considered in the refinement of the Amendment.

Council processed and considered submissions in the following way:

- The details of each submission received were entered into a database;
- Submitters were emailed or mailed an acknowledgement to confirm receipt of their submission;
- Submissions were summarised and categorised to identify key matters;
- Each matter in each submission was considered to determine if changes were warranted to the Amendment;
- Responses to each matter were formulated; and
- The proposed responses to submissions and associated revisions to the Amendment were considered by Council's delegates for endorsement.

## 2.3 Proposed changes

A number of minor changes are proposed in response to the issues raised during public consultation. The changes are not considered to represent a significant change, with alterations predominantly occurring to provide clarity and consistency to the intended application of the amendment provisions, or to rectify typographical/administrative errors which occurred during the drafting process. The Amendment has been refined in the following ways:

- The formerly-proposed requirement for non-residential uses in residential zones to "cater for the needs of local residents" has been refined to require that uses "cater for a demonstrated need". This refined wording responds to recent court judgements and acknowledges that these uses (for example, a Childcare centre) cater for users beyond simply those residing in the immediate area;
- Benchmarks within the proposed Childcare centre code have been refined to:
  - ensure this use is small scale where located in a residential setting to maintain the character of the area;
  - expand the purpose of the code to ensure that these uses are designed and located to provide for the health and wellbeing of both staff and users;
  - clarify that these uses are to minimise the introduction of non-residential traffic onto access roads and access streets;
- The triggers for a development requiring a Social Impact Assessment report have been revised to allow for ease of interpretation;
- The application section of the Management of emissions and hazardous activities code has been corrected to ensure the code applies to all impact assessable development;
- The required setback for dwellings on rear lots has been reinstated to 4.9m (rather than the formerly-proposed 3m) to maximise provision of on-site car parking;
- Site cover provisions within the Rural residential zone code have been combined to remove unnecessary repetition;
- The Retail/commerce precinct of the Mixed use zone has been cited as a precinct supporting Childcare centres to align with the concurrently progressing Mixed Use Zone Amendment;
- The General Planning Layout for Wembley Road has been revised to reflect updates to the state koala mapping, with the previously proposed changes north-west of Wembley Road being withdrawn from the Amendment;

- The General Planning Layout for Logan Reserve has been revised to reflect a recent development approval and accordingly alter the road hierarchy designation of Higyed Road. A consequential change has also been made to the road hierarchy map located in Planning scheme policy 5 – Infrastructure to achieve consistency;
- The overall outcomes of the Infrastructure code have been strengthened to ensure development appropriately manages waste storage and collection;
- Requirements within Planning scheme policy 9 – Waste management have been refined to:
  - ensure appropriate waste storage is provided for each dwelling within a development;
  - ensure that kerbside collection areas are located clear of obstructions (such as street trees);
  - clarify storage capacity requirements;
  - clarify that a “weekly estimate of waste generated” is not required where developments provide one bin per dwelling;
- Various miscellaneous typographical corrections.

Section 4 of this report provides further detail on these changes.

### 3 Key matters

The key matters raised during public consultation are categorised under the following headings:

- Zoning
  - Cornubia
  - Hillcrest
  - Priestdale
- Land uses
  - Childcare centres
  - Out of centre development
  - Health care services
- Traffic and transport
  - Wembley Road General Planning Layout
  - Logan Reserve General Planning Layout
  - Road width
  - Road layout
- Social health
  - Social health and impact
  - Gaming machines
- Residential amenity
  - Setbacks
  - Density
  - Building design
- Technical provisions
  - Erosion and sediment control
  - Access and servicing
  - Stormwater
- Overlays
  - Landslide hazard
  - Flood management
- Administrative
  - Consistency and clarification
  - Typographical

A summary of the matters raised in the submissions, the responses to the matters raised and recommended changes are provided in Section 4.

### 4 Summary and Responses to Matters Raised in Submissions

Refer to Appendix 1 overleaf.

Submission	Matter	Council's Response
<b>Administrative</b>		
20	<p>Recommend adding shipping container to the administrative definition of 'domestic outbuilding'.</p> <p>i.e.:</p> <p><i>Domestic outbuilding means a non-habitable class 10a building that is -</i></p> <p><i>(a) a shed, garage, carport or shipping container; and</i></p> <p><i>(b) ancillary to a residential use carried out on the premises where the building is.</i></p>	<p>The administrative definition for domestic outbuilding is prescribed by the Planning Regulation 2017 and is unable to be revised.</p>
20	<p>Introduce Residential Overlay TOA.</p>	<p>The Major Planning Scheme Amendment 2021 does not propose changes to the Table of Assessment for the Residential Overlay. As such, the requested change is beyond the scope of the Amendment.</p> <p>Further investigations into the assessment of dwellings in Logan will be undertaken in preparation for the new planning scheme, anticipated to commence in 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a></p>
20	<p>Building Works for an extension to a Dwelling House and Dual Occupancy should trigger assessment against the Dual Occupancy and Dwelling house code to avoid confusion and dispute.</p>	<p>The Major Planning Scheme Amendment 2021 does not propose changes to the assessment of building works. As such, the requested change is beyond the scope of the Amendment.</p> <p>Further investigations into the assessment of dwellings in Logan will be undertaken in preparation for the new planning scheme, anticipated to commence in 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
20	<p>Introduce a Council position paper for minor building work. Minor building work should not be incremental, and it is recommended that</p>	<p>The Major Planning Scheme Amendment 2021 does not propose changes to the assessment of building works. As such, the requested</p>

Submission	Matter	Council's Response
	this is consistent with the approach of other Councils.	<p>change is beyond the scope of the Amendment.</p> <p>A review of development types and assessment benchmarks will be undertaken in preparation for the new planning scheme, anticipated to commence in 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
20	<p>Provide an administrative definition in the planning scheme for 'ancillary', i.e. capped to 25% of the primary use to avoid infrastructure charges, confusion and dispute.</p> <p>For example, if a development involves a warehouse and contains an ancillary office which support the operation of the warehouse, the size of the ancillary office should not exceed 25% of the gross floor area of the primary use (i.e. 10,000m<sup>2</sup> warehouse and 2,500m<sup>2</sup> office).</p>	<p>It is not currently proposed that an administrative definition for "ancillary" be provided.</p> <p>In accordance with existing case law, an ancillary use is identified as being one which is subordinate to the principal use and usually of a smaller size and scale to the primary use, however, is not defined by a set size.</p> <p>It is considered appropriate that assessment continues to reflect the established case law.</p>
20	Ensure the Dwelling house code fully overrides the relevant QDC, to ensure only one application is required.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a review of use codes and the integration with Queensland Development Code.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
83	Non-compliance with QDC MP1.4. triggers planning scheme assessment. While the intent of this amendment being a single approval for both siting and engineering requirements is supported, it is evident that including minor development in planning schemes inevitably leads to protracted assessment timeframes and additional costs for applicants.	The build over relevant infrastructure process will not be altered where development proposes compliance with the planning scheme. Where an application conflicts with the Queensland Development Code MP1.4, assessment will continue to be undertaken as a concurrence referral with timeframes as per the <i>Planning Regulation 2017</i> .



Submission	Matter	Council's Response
90	<p>There is an oversight in the Low density residential zone code where the Purpose requires Childcare centres and other non residential uses to be small scale, but the Acceptable and Performance outcomes do not require this. Childcare centre applications in residential areas that do not trigger assessment against the Low density residential zone code purpose would therefore not be required to be small scale.</p>	<p>Where a Childcare centre is proposed in a residential setting, it is acknowledged that the use generally ought to be small scale to preserve the residential character of the area. Consequently, it is proposed that an additional performance outcome and overall outcome be inserted in the Childcare centre code to require that development in these settings be small scale to align with the purpose of the Low density residential zone code.</p>
90	<p>There are concerns that the trigger for assessment for all uses involving the sale and/or consumption of liquor will be problematic to determine compliance with specifically the locational requirement under (b).</p>	<p>The proposed amendment introduces a trigger for all land uses to ensure all uses that can apply for a liquor licence from the Office of Liquor and Gaming (OLGR) are considered by Planning Scheme Policy 6.2.7 Social and health impact assessment. Currently, a wide variety of land uses can apply for a liquor licence and the proposed benchmark is considered appropriate to ensure all these uses are captured.</p> <p>The locational requirement within Column 2 of Table 2.1.2.1 is considered appropriate, noting that this requirement aligns with the requirements imposed on an applicant as part of the liquor licencing requirements.</p> <p>It is also noted that the criteria within this Table will only apply to new land uses where they involve the sale/consumption of liquor and where they do not comply with the general trading hours, or they are not within the Centre zone and are located within close proximity (800m) of an existing premises that involves the sale/consumption of liquor.</p> <p>It is not anticipated that a significant number of applications will require assessment against these benchmarks.</p>
90	<p>Editor's note in Table 2.1.3.2 - Social and health impacts relevant to development, requires the assessment manager and consultant to consider 'nearby sensitive facilities'.</p> <p>Rather than just focusing on land uses, the note requires consideration of the specific tenants/occupiers of surrounding properties (i.e</p>	<p>The proposed amendment requires the applicant to consider "nearby sensitive facilities" in line with the requirements for receiving a liquor licence from the Office of Liquor and Gaming (OLGR). The definition of "nearby sensitive facilities" is based on the guideline prepared by the Queensland Government for the preparation of a Social Impact</p>

Submission	Matter	Council's Response
	<p>premises used by welfare groups or for counselling or treatment alcoholism other substance abuse or gambling problems which could be a community hall or place of worship).</p>	<p>Assessment and is therefore considered to be appropriate.</p>
90	<p>2.36. Proximity to government supported transport infrastructure</p> <p>The need for this section should be reviewed with a view to removing it completely as it seeks to protect State interests.</p>	<p>Acceptable Outcome AO15 and Performance Outcome PO15 of the Dual occupancy and Dwelling house code are to be retained within the planning scheme to ensure compliance with the Development Affected by Environmental Emissions from Transport Policy prepared by the Queensland Government.</p>
90	<p>S2.5(6) of the proposed Waste Management PSP should be reworded to clarify if the desire is for maintenance or unimpeded access 'at all times'.</p>	<p>Item 6 of Section 2.5 – On-Site Collection of the Planning Scheme Policy for Waste Management is to be reworded to read "Access for a refuse collection vehicle to the collection point is maintained at all times".</p>
90	<p>New AO7.2 in the Dual Occupancy and Dwelling House code introduces a provision which explicitly limits domestic outbuildings in the form of shipping containers. The new AO reads "A domestic outbuilding is not in a shipping container". This wording is not clear and may be read as requiring that a shipping container is not placed within a domestic outbuilding.</p> <p>Amend wording to "A domestic outbuilding is not in the form of a shipping container".</p>	<p>Acceptable Outcome AO7.2 of the Dual Occupancy Dwelling House Code is to be revised to state "A domestic outbuilding is not in the form of a shipping container".</p>
90	<p>The new AO2 - Design and siting, in the Dual Occupancy and Dwelling House code references a Dual Occupancy only and does not include reference to Dual Occupancy (Auxiliary Unit). It is believed that this may cause confusion that it only applies to non-auxiliary unit Dual Occupancies (e.g. traditional duplexes).</p> <p>While Dual Occupancy Auxiliary Unit is then referenced in PO1(b), it is believed that this should be included as part of PO2(a) and AO2 and other areas of the code also as this is likely to create confusion for the customers.</p>	<p>Acceptable Outcome AO3 and Performance Outcome PO3 of the Dual Occupancy and Dwelling House Code are to be revised to ensure consistent references to Dual Occupancies.</p>

Submission	Matter	Council's Response
90	<p>The proposed PO1(b) and PO2(b) are supported and will improve the design outcomes for non-compliant Dual Occupancy (Auxiliary Units) and secondary dwellings, however only appear to apply to zones where the QDC setbacks apply. These should also be included as requirements for other zones.</p> <p>Amend AO2 and PO2(a) to state “A Dual Occupancy and a Dual Occupancy (Auxiliary Unit) complies with...” or “A Dual Occupancy (including a Dual Occupancy (Auxiliary Unit)), complies with...”</p> <p>Make this change apply to other areas of the code also. Ensure the PO1(b) and PO2(b) requirements apply to all zones Dual Occupancy (Auxiliary Units) and secondary dwellings can occur.</p>	<p>The proposed change to the Performance Outcomes has been provided to address design outcomes relating to secondary dwelling and Dual Occupancy (Auxiliary Unit) developments. The performance outcome is triggered only where a development does not comply with the acceptable benchmarks under the Queensland Development Code, noting that all lots within Logan are subject to this code.</p> <p>Where no relaxation is sought it is considered that the development impacts are effectively managed through the existing benchmarks under the Queensland Development Code. As such, no change is proposed to Performance Outcomes PO1 and PO2 of the code.</p>
110	<p>Update Item 2(a)(iv) of the Childcare Centre code purpose to amend wording to “provide for the health and wellbeing of employees and users”.</p>	<p>Item 2 (a) (iv) in the Purpose of the Childcare Centre Code is to be revised to read “provide for the health and wellbeing of employees and users” to ensure all users of such facilities are considered.</p>
110	<p>The proposed amendment introduces an additional use code being the Childcare Centre Code. In accordance with the Tables of Assessment, a Childcare Centre is a Code Assessable use within a Centre zone, Community facilities zone (where in the Community purposes precinct or Education precinct), Mixed Use zone (where in the Retail or Commerce precinct) Specialised centre zone, or Residential zone category (where not in the Acreage or Small acreage precinct and where adjoining an existing Educational establishment).</p> <p>Acceptable Outcome AO1 of the Childcare centre code prescribes that a childcare centre is located within one of the above zones however does not include the Retail and Commerce precincts of the Mixed Use zone. The AO should be revised to allow for development in the Mixed Use zone in line with the intended uses under the tables of assessment.</p>	<p>Acceptable Outcome AO1 of the Childcare Centre Code is to be amended to include the Mixed Use zone (where within the Retail or Commercial precinct) as a supported zoning for development of a Childcare Centre.</p>
110	<p>Table 2.1.2.1 to be amended to improve wording. Suggested rewording “where outside the Centre zone and within 800m of...”.</p>	<p>Table 2.1.2.1 of Planning Scheme Policy – Social and health impact assessment is to be amended to read “Where outside of the centre zone and within 800 metres of any use involving the sale and/or</p>

Submission	Matter	Council's Response
		consumption of liquor outside the Centre zone.”
110	Table 2.1.3.1 should be amended with the editor's note to state “a short term accommodation or <b>refuges</b> for young people”.	Table 2.1.3.2 of Planning Scheme Policy – Social and health impact assessment is to be revised to ensure wording aligns with the requirements under the Queensland Government Guideline 38: Community impact statement.
110	<p>The proposed amendment to the planning scheme introduces an additional part to the “application” section of the Management of emissions and hazardous activities code to ensure the code applies to impact assessable development. The proposed change picks up impact assessable development for a material change of use where for an “Industry activity, Major Sport, recreation and entertainment facility, Motor sport facility, Outdoor sport and recreation and Service Station”.</p> <p>The code should be revised to remove the reference to specific land uses. This would ensure consistency with the existing development codes and would allow for any other Impact assessable uses to consider the code where applicable.</p>	The Management of emissions and hazardous activities code is to be revised to ensure all impact assessable uses are considered where relevant.
110	Performance Outcome PO2 of the Service, access and parking code, which states that development is for “other than an” accommodation activity is to be revised to improve clarity.	<p>Performance Outcome PO2 of the Servicing, access and parking code is to be clarified and revised to read:</p> <p><i>“Development with a security gate provides accessible visitor vehicle parking in front of the security gate where:</i></p> <ul style="list-style-type: none"> <li><i>a) not for an Accommodation activity; or</i></li> <li><i>b) not for an Accommodation activity, access to car parking areas is obstructed during hours of operation.”</i></li> </ul>
110	The Table of Assessment is missing the unit of measurement (metre). Currently reads “50 <sup>2</sup> ”.	The Table of Assessment is to be amended to make the appropriate administrative change.

Submission	Matter	Council's Response
110	Wording to be revised from "is connected to" to "provides access" or "provides vehicular access".	Acceptable Outcome AO14 of the Dual occupancy and Dwelling house code is considered suitable and is to be maintained as proposed.
110	The proposed amendment introduces an additional benchmark for a Dwelling House (proposed Acceptable Outcome AO1/Performance Outcome PO1). As part of the change to the Performance Outcome, the code refers to both the assessment benchmarks under the Queensland Development Code in addition to benchmarks under the code. The requirement for applicants to assess a proposal against two separate codes may result in confusion for applicants. It is suggested that this PO is revised to improve clarity.	It is proposed that PO1 introduce a requirement for a secondary dwelling to be visually integrated with the primary dwelling (that is, have consideration of architectural form, material selection, etc.). Because this land use is accepted development (subject to requirements) and therefore acceptable outcomes cannot regulate built form, this requirement will only be triggered where a performance outcome is sought for siting (for example, a side boundary setback reduction). Accordingly, the requirement is to be integrated with the performance outcome that governs siting.
110	The proposed amendment to the planning scheme introduces an additional outcome relating to building over or near infrastructure as per the QDC MP1.4. As part of the amendments a new heading has been provided and the previous Acceptable Outcome AO8 has been relocated to site under the new heading. The proposed heading should be revised to consider both proposed Acceptable outcomes AO17 and AO18 or an additional heading should be provided prior to AO18.	The build over relevant infrastructure process will not be altered where no planning requirements are proposed. Applications where conflict exists with the Queensland Development Code MP1.4. will continue to be assessed as a concurrence referral with timeframes as per the <i>Planning Regulation 2017</i> .
110	Acceptable Outcome AO6 of the Dual Occupancy and Dwelling House Code prescribes the setback to be measured to the access driveway, it is recommended that this is revised to reference the setback to the "accessway" in line with the administrative definitions.	The Acceptable Outcome is to be revised to reference the "accessway" in accordance with the defined term under the planning scheme.
110	The proposed amendment introduces revised outcomes for Dwelling House and Dual Occupancy uses. The revised code contains inconsistent references to secondary dwelling and ancillary structures as part of the dwelling house use. The code should be revised to remove references to secondary dwelling and ancillary structures as these are included within the definition for Dwelling house.	The existing references to Secondary Dwellings are proposed to be retained for clarity.
110	2.2 – Storage Area  Section 1(a) to be revised to amend wording to; "0.81sqm per	The Planning Scheme Policy is to be amended to make the appropriate administrative changes.

Submission	Matter	Council's Response
	<p>dwelling”.</p> <p>Section 1(b) to be revised to amend wording from “if in a common area, are located in” to “is located in”.</p> <p>Section 1(c) to be revised to amend wording from “if stored in an enclosed room ... are provided with” to be “is provided with”.</p>	
110	<p>2.3 – Collection Points and 2.4 – Kerbside Collection</p> <p>The proposal introduces requirements for collection of bulk bins. Within sections 2.3 and 2.4 the bulk bins have been referenced differently, as “1.1m3 bins” and “1,100L bins”. This should be revised to ensure consistency</p>	<p>The Planning Scheme Policy is to be amended to make the appropriate administrative changes.</p>
<b>Parking</b>		
46	<p>Reduce the number of cars due to secondary dwelling developments.</p>	<p>The supply of car parking spaces for a Secondary Dwelling is regulated under the Queensland Development Code and as such is not assessed under the Logan Planning Scheme.</p> <p>The supply of car parking is not currently being considered as part of the proposed amendment, however, future investigations will be undertaken as part of the preparation for the new Logan Plan 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
122, 3	<p>The scheme amendment proposes the removal of concession rates for the required number of car parking spaces for multiple supported centre uses.</p> <p>This may result in an excessive amount of carparking being constructed, thus disincentivising the use of public transport. It will also reduce the financial and physical viability of centre development for the community.</p> <p>We do not support increasing the on-site car parking requirements for</p>	<p>The proposed amendment seeks to alter the car parking rates for a number of land uses within the Centre Zone where the uses have a high level of vehicle-dependency and are unlikely to be accessed via public transport methods.</p> <p>The proposed increase in car parking for specific Centre Uses will address existing parking supply issues that have arisen as a result of the current car parking rates and impracticality of alternative transport methods.</p>

	<p>centre uses to maintain the viability of providing new centres, and ensuring the efficiency of car parking provision.</p>	<p>Further studies are currently being undertaken into car parking within the Centre zone as part of the preparation for the new Logan Plan 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
<p><b>Changes to Zoning</b></p>		
21	<p>Rezone residential lots on Bryants Rd across from commercial uses as Light Industry or Mixed Use zone to cater to low impact commercial industry like food business, cafe, professional practices etc.</p> <p>Current traffic means not suitable for residential.</p>	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zonings and allowable lot sizes. During this stage the zoning of properties on Bryants Road will be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
32	<p>Rezone lots on Pub Lane, Lance Road and Old Pub Lane between Teviot Road and the interstate railway line (RP 133226) to allow for Low Impact industry commercial usage with buffer zones to the south.</p> <p>Recent development and traffic volumes means they don't reflect park living character.</p>	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zonings and allowable lot sizes. During this stage the zoning of lots in Greenbank will be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
57, 92	<p>Rezone Priestdale land near the Chinese Temple on Underwood Road to allow residential development, shops, childcare centre, etc.</p>	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zonings and allowable lot sizes. During this stage the zoning of lots in Priestdale will be considered. Please note, however, that much of Priestdale is located outside the Urban Footprint of the Queensland Government's South East Queensland Regional Plan. Accordingly, for these areas, Council will be unable to apply an urban</p>

		<p>zoning inconsistent with the intent of the regional plan.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
62	Support MPS amendment. Will align zone with surrounding land uses.	Council appreciates your feedback.
119	Rezone Woodridge Defiance Road/Ewing Road area	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zonings and allowable lot sizes. During this stage the zoning of lots in Woodridge will be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
<b>Environmental Protection</b>		
11, 16	Introduce further protections to protect native wildlife habitat and green corridors.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of wildlife habitat and green corridors. During this stage the mapping and protection of these areas will be reviewed.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
92	Do not support subdivision of land in Cornubia. Should be protected for wildlife habitat.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of wildlife habitat and green corridors. During this stage the mapping and protection of these areas will be reviewed.</p> <p>To learn more about the new planning scheme and how to contribute</p>



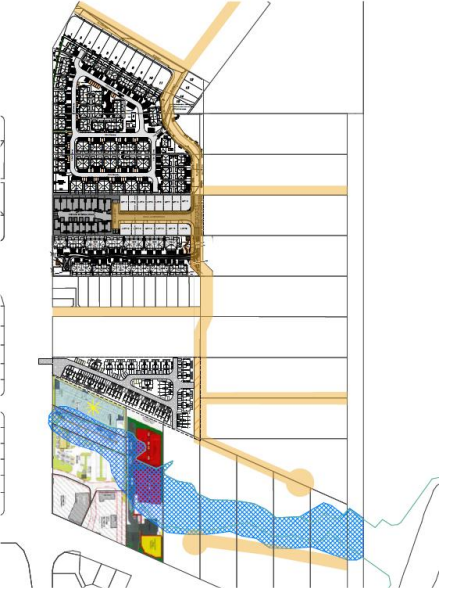
		to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
97	Introduce methods to prevent landfill where possible.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of land uses and will consider the requirements around waste transfer facilities.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
<b>Beenleigh-Redland Bay Road – Zoning Changes</b>		
52, 106, 111	<p>Concerned that the lots fronting Beenleigh Redland Bay Rd will have no road access and require the creation of a junction to allow road access. Temporary vehicular access to the service road should be provided until the new local road network is in place.</p> <p>The proposed amendment will prevent any future development of the properties that adjoin Beenleigh Redland Bay Road. Consequently, we request that the proposal for the creation of the restricted access area be removed.</p>	The proposed amendment seeks to introduce an additional regulated access area along Beenleigh-Redland Bay Road and California Creek Road to limit the creation of new accesses and preserve the traffic flow and function of these critical roads. As a result, further subdivision within the subject area will require the extension of the existing local road network to service new lots. Importantly, existing accesses to these roads will be unaffected.
52, 68, 72	Support the change in zoning to allow increased density from Small Acreage to Large Suburban at Cornubia.	Council appreciates your feedback.
76	<p>Rezoning of land in Goodenia Street and facing California Creek Road is not consistent with land to the south and east of the site.</p> <p>Properties within the subject area in Goodenia Street and facing California Creek Road are disconnected from those areas to the north and the west referenced by Council and exhibit a distinctly different neighbourhood character</p>	<p>The proposed rezoning of the land in Goodenia Street and facing California Creek Road has been selected based on the proximity of the land to the existing Large suburban precincts to the north and west and the Small Lot precinct to the south-west.</p> <p>Of particular relevance is the ability of the site to support increased development, with an investigation confirming that the existing water supply and sewerage networks have capacity to support future development in line with the Large suburban precinct.</p> <p>The area to the south is considered to be significantly separated from the proposed rezoning via the existing higher order road. The</p>

		<p>proposed area to be rezoned will also utilise the existing local road network and will therefore direct traffic to the north-west through the existing Large suburban precinct.</p> <p>No investigations have currently been undertaken in relation to the infrastructure capacity of the sites to the south and as such no change is currently proposed to these areas.</p> <p>The development of the new planning scheme will however involve a review of the existing zoning within Logan and any potential changes to the zoning of these site may be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
76	<p>Concern at the adoption by Council of the language and arguments promoted by Infinite Aged Care (Cornubia) Pty Ltd in their recent planning applications for the subdivision of allotments within the area that is the subject of the proposed amendment.</p> <p>Prejudice with recent approval for the subdivision of a large allotment at 136-142 Beenleigh Redland Bay Road (application number <a href="#">COM/16/2020</a>) to create three smaller allotments of approximately 1000m<sup>2</sup>, notwithstanding that the planning zone in force at the time required these allotments to be no less than 2000m<sup>2</sup> in size.</p> <p>Council is willing to grant concessions to Infinite Aged Care (Cornubia) Pty Ltd from complying with the planning scheme on the basis that the aged care facility they have already built has ‘...removed a large element of the remaining rural residential character from the area and replaced it with a more intense and urbanised form of development.’</p> <p>It appears that the current amendment is being pursued principally for the benefit of Infinite Aged Care (Cornubia) Pty Ltd to the detriment of other residents and ratepayers.</p>	<p>The proposed change of zoning in the subject area does not directly respond to any particular development approval, but rather, recognises the opportunity to support development in a well-serviced area commensurate with immediate surrounds to the north and west.</p>
76	<p>Through traffic as a result of the proposed road extension of Goodenia Street and connection to Cornubia Street is considered to have negative impacts on residents of Goodenia Street.</p> <p>High levels of traffic on Goodenia Street due to Chisolm Catholic College and obscures sightlines, increases congestion and disrupts</p>	<p>The extension of Goodenia Street to Cornubia Street will only occur where development is proposed that will facilitate this connection. Should the connection be completed, it will conceivably increase local traffic, however, this local road network would be required to provide access to newly-created lots.</p>

	vehicle movements.	
76, 122	<p>Any future connection between Cornubia Street and California Creek Road would require road widening, improved drainage and additional traffic controls.</p> <p>It is recommended Council should consider trunk intersection upgrades in Beenleigh-Redland Bay Road and the California Creek Road area.</p>	Any future extensions to the local road network will be undertaken as part of development in the area. These works will be subject to detailed assessment where measures such as stormwater drainage will be considered.
106	Increased ability to develop (through reduced minimum lot size) is inconsistent with the restrictions to access. The proposed regulated access area denies any advantage the property owners will achieve from the rezoning of their properties from Small Acreage to Large Suburban and given that the surrounding area is already well established, to prevent the development of a few additional lots does not warrant the creation of a regulated access area.	The proposed amendment seeks to introduce an additional regulated access area along Beenleigh-Redland Bay Road and California Creek Road to limit the creation of new accesses and preserve the traffic flow and function of these critical roads. It is acknowledged that development within the subject area will be dependant upon the extension of the local road network (that is, the connection of Goodenia Street and Cornubia Street).
111	Concern about the proposed extension to Goodenia Street intersecting through existing structures. Currently the road location results in the demolition of a dwelling house.	The extension of Goodenia Street to Cornubia Street will only occur where development is proposed that will facilitate this connection. Should the properties that would be required to accommodate this road not be developed, it is acknowledged that the road will not be delivered.
130	Item 2.1 of the Major Planning Scheme Amendment explanatory report) - It is suggested the Zoning should be amended to Low Density Residential Zone Code Suburban Precinct. For reasons being that the land, is fully serviced (i.e., sewerred) in an infill suburban built environment with high market demand housing and a very desirable suburb of the city. This would be commensurate with that of its immediate surrounds to the south in Cornubia. Further the requirement for internal road servicing from the existing local access road network, will require this increased additional lot yield (Suburban Precinct) so as to ensure commercial viability of the zone change and future developments.	The subject area is proposed to be zoned to Large Suburban precinct to ensure lot sizes are consistent with that of the immediate surrounds. The Suburban precinct is characterised by considerably smaller lots than the Large Suburban and would therefore not be considered a suitable zoning consistent with the character of the area.
<b>Engineering Standards</b>		
90	The lighting requirement under s2.2 'Storage Area' has the potential to	The requirement for lighting under Section 2.2 of the Waste Planning Scheme Policy will be assessed in line with existing planning scheme

	<p>impact adjoining and internal residents.</p> <p>The performance outcomes within the codes should consider expanding on 'adverse impacts' similar to the acceptable outcomes (i.e odour, noise, visual amenity) and should potentially look to expand to include lighting as well as protecting internal amenity within the site. It is noted that there are no standards to comply with so assessment will be subjective.</p>	<p>requirements relevant to internal lighting.</p> <p>It is not considered necessary that additional benchmarks are provided for lighting associated with refuse storage.</p>
122	<p>Significant amendments are proposed in s2.54 with respect to erosion and sediment control provisions. These changes are an onerous extension to Planning Scheme Policy 3.</p> <p>The planning tests for erosion and sediment control should be limited to and consistent with International Erosion Control Association (IECA) 2008.</p> <p>Council could use the planning scheme amendment as a vehicle to increase controls on individual building construction works as erosion, sediment and dust control measures are enforced through civil lot construction, but largely ignored during building construction.</p>	<p>The current policy does not contain detailed provisions regarding erosion and sediment control. These amendments are generally consistent with the International Erosion Control Association (IECA) 2008 guidelines and will thus align the policy with industry best practice. It is noted that many other local governments maintain similar standards. The changes are not considered onerous as they generally align with IECA 2008 guidelines.</p> <p>The recommendation regarding building construction works are noted and Council is currently exploring compliance options in this area. It is noted however that Planning Scheme Policy 5 – Infrastructure is not an appropriate mechanism for this due to building works not triggering assessment with the policy.</p>
<b>Wembley Road GPL</b>		
84, 85, 86	<p>Further changes to Wembley Rd GPL to remove the future urban access road that adjoins the southern boundary of the subject site.</p> <ul style="list-style-type: none"> <li>- removal of road does not unreasonably impact the safety and efficiency of the Local Road Network as detailed in the report prepared by TTM which accompanies the development application for the site (Council reference: MCUC/73/2021).</li> <li>- Anook Avenue is existing and can fulfil the same function as evidenced in the report prepared by TTM.</li> <li>- The location of the road will unreasonably burden either the subject site or 828-830 Wembley Road, Browns Plains, depending on who goes first (as Council will require a 3/4 road</li> </ul>	<p>The roads identified and proposed in the General Planning Layout are necessary infrastructure for the orderly development of the area.</p> <p>The Wembley Road General Planning Layout identifies an east-west road on 824-826 Wembley Road which reflects the intended forward planning of the area as well as providing a frontage to the Centre zoned land to the south.</p> <p>The existing road along the southern boundary of the site provides an important interface with the centre zone area, and a removal of this road would result in a loss of opportunities for efficient pedestrian and vehicular access between the local area and the centre. If the road was to be removed a substantial increase in the distance travelled would be required to access the centres zone from the surrounding residents. The proposed change would also result in residents being</p>

	<p>entrance).</p> <ul style="list-style-type: none"> <li>- None of the landowners either side of the future access road want/need the road for access</li> </ul>	<p>required to utilise two higher order roads in order to enter and exit the centre zone in place of the current access via the local road network. This is also true from a pedestrian and cycling perspective. The removal of the GPL Road will result in a reduction in efficiency of the planned network.</p>
84, 85, 86	<p>Further changes to Wembley Rd GPL - Add the balance 1/4 of urban access street/road to Claussen Street, Jordin Street and Anook Ave into the Wembley Road GPL to ensure that full width urban access roads or Urban Access Streets are created, and landowners impacted are aware of the requirement.</p>	<p>An access from the GPL road to the centre zone area will remove / reduce the dependency on the existing crossover to the current centre use. These existing crossovers are currently within the functional area of the Wembley Road / Browns Plains Road intersection which results in vehicles needing to navigate several intersection lanes to perform a right turn onto Browns Plains Road. The GPL road adds opportunities for motorists to exit the centre zone area and directly access Wembley Road in a location north of the functional area of the intersection and safely move into the required lane.</p>
84, 85, 86	<p>Further changes to Wembley Rd GPL - Remove the left in/left out intersection at the end of the subject site and move to Anook Ave. This is the logical place for the left in left out as the road is existing. Making Anook Avenue a dead end is not practical as there has been no allowance for a waste truck to manoeuvre.</p>	<p>The use of Anook Avenue, an Access Street, as a through road in its current formation (5.5m wide pavement) is not supported. Assessments of the impact of the Anook Avenue connection to Wembley Road are not available and have not been undertaken. There is also a priority to have an interfacing road with the centre zone area, which is also illustrated by the GPL. It is therefore unreasonable to require additional land for the widening of Anook Avenue.</p>
84, 85, 86	<p>Further changes to Wembley Rd GPL - The road alignment does not follow the waterway and conflicts with the Note of the GPL.</p>	<p>It is further noted that there is currently no guarantee that Anook Avenue would be widened in the future, as Council cannot control if or when development occurs on adjoining sites. Furthermore, the planning scheme has no requirement for the widening of Anook Avenue by the site to the south. At its current width, if there are several cars parked on the street, it will be slow to negotiate. The routing of additional traffic movements through Anook Avenue is therefore not supported.</p>
84, 85, 86	<p>Further changes to Wembley Rd GPL - The removal of the road does not significantly alter the walking distance or vehicle access to the Local Centre for any of the lots within the Wembley Road GPL.</p>	<p>The proposed amendment is also inconsistent with the adjoining development approval COM/7/2012/A at 268 Browns Plains Road, which included the provision of land dedication for the future construction of the east-west road as identified in the Wembley Road GPL. This land has already been dedicated for the purpose of road reserve and therefore does not result in an outcome that is integrated with the planned infrastructure network.</p>
84, 85, 86	<p>Further changes to Wembley Rd GPL - The proposed road and Anook Avenue are closer together than any other access point along Wembley Road (approx. 60m separation is proposed). Having two access points so close together on a Regional Road will impact the safety and efficiency of the road create long term traffic problems.</p>	<p>The proposed changes to the Wembley Road General Planning</p>
84, 85, 86	<p>Further changes to Wembley Rd GPL - Other Local centre zoned areas within the city do not have road to 3 frontages (usually only 2 main roads for access) and typically adjoin residential zoned land. this demonstrates that a centre does not need 3 road frontages to be accessible or walkable.</p>	
84, 85, 86	<p>Propose the Wembley Rd GPL is realigned as below:</p>	

		<p>Layout within this area are therefore not to be implemented as part of the proposed amendment.</p>
<p>90</p>	<p>The road network on the northern side of Wembley Road has been influenced by a recent approval (RL/48/2020) which altered the internal network to respond to the State Koala Habitat Mapping. These changes should be considered in the revised GPL.</p>	<p>The road network to the northern side of Wembley Road has been impacted by revised State Koala Mapping, as detailed within recent development applications (including RL/48/2020).</p> <p>It is recommended that the proposed changes to the Wembley Road General Planning Layout within this area are not implemented as part of the proposed amendment. Further review of the road network is to be undertaken as part of the works for the new planning scheme, anticipated to commence in 2025.</p>
<p>110</p>	<p>The proposed amendment provides a revised General Planning Layout (GPL) for Wembley Road. The proposed GPL does not however reflect the most recent approvals within the area (Application references: COM/21/2021 and COM/22/2020). The GPL should therefore be updated to show all new roads.</p>	<p>The approved new roads are an Urban Access Street and Urban Access Road and as such are not included within the General Planning Layout. No change is to be made to the Wembley Road General Planning Layout mapping, noting that both new roads are detailed within Council's existing road network mapping.</p>
<p><b>Residential Setbacks / Siting</b></p>		
<p>20</p>	<p>Revise setbacks in Low Density Residential zone - Small Lot,</p>	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a</p>

	<p>Suburban, Large Suburban, Village:</p> <ul style="list-style-type: none"> <li>• 5.5m to garage door,</li> <li>• 3m to the front wall</li> <li>• 1.5m side wall</li> <li>• 3m rear wall - to provide an even distribution of open space for outdoor recreation purposes.</li> <li>• site cover: 50%</li> <li>• max building length 25m to minimises overbearing and limit direct overlooking</li> </ul>	<p>new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of siting and design requirements for residential land uses. During this stage the setbacks and site cover requirements permitted within the Low Density Residential zone will be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
90	<p>The new AO6 – Setback on rear lots, in the Dual Occupancy and Dwelling House code, includes reduced setback to internal accessway from 4.9 metres to 3 metres and removes performance criteria relating to the ensuring opportunities for on-site visitor car parking within the rear lot and ensuring consistency with the character of the nearby streetscape. The amendment is focused on visual aesthetic as opposed to functionality and practicality.</p> <p>The 4.9 metres setback to the garage is consistent with the QDC minimum dimensions for a single uncovered parking space and is considered necessary for the purpose of ensuring sufficient on-site parking and safe and practical manoeuvring into rear allotments. The reduction of this requirement may result in manoeuvring issues into rear lots, reduces sense of openness and will not facilitate sufficient space for parking nor landscaping.</p> <p>Retain 4.9 metre setback to access driveway and all performance criteria.</p>	<p>The proposed amendment is to be revised to retain the existing 4.9 metre setback on rear lots. Minor changes to the wording of both Acceptable Outcome AO6 and Performance Outcome PO6 are proposed to remove reference to “boundary clearance” and replace with “setback”.</p>
110	<p>The proposed amendment to the planning scheme introduces a minimum 3 metre setback to an access driveway, replacing the previously prescribed 4.9 metres. The proposed new setback will conflict with the prescribed side boundary setback of 10 metres for development within the Rural and Environmental Management and Conservation Zones. It is suggested that an additional setback requirement is provided for developments within these zones to ensure consistency throughout the code.</p>	<p>The proposed amendment is to be revised to retain the existing 4.9 metre setback on rear lots. Minor changes to the wording of both Acceptable Outcome AO6 and Performance Outcome PO6 are proposed to remove reference to “boundary clearance” and replace with “setback”.</p>

134	<p>Side setbacks in the Small Acreage zone should be reduced to align with the Queensland Development Code as in the Large Suburban precinct. Both lots have a minimum frontage of 20 metres and as such the current setbacks result in the development of narrower house designs in the Small acreage zone which do not reflect the character of the zone.</p> <p>It is noted that both precincts have the same purpose being to provide “an urban landscape setting”.</p> <p>Having one zone with a 20m width with a QDC side setback, and another zone also with a 20m width with a different side setback is means the character is not consistent despite the purpose of the code being the same.</p>	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of siting and design requirements for residential land uses. During this stage setback requirements permitted within residential zones will be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
134	<p>Setbacks should be measured to the wall instead of the OMP to ensure development does not remove eaves to comply with the setbacks.</p>	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of siting and design requirements for residential land uses.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
134	<p>Setbacks for a domestic outbuilding in the LDR – Small Acreage precinct should be reduced from the current 6m to be consistent with dwelling setbacks. The zone allows for a 20m frontage and as such to comply with the setbacks development would need to be located centrally within the lot and results in an inefficient use of space.</p> <p>It is recommended that the setback is as per the QDC and additional benchmarks are provided to ensure landscape screening is provided to address the visual impact on adjacent properties. This will also allow for more efficient use of the lot.</p>	<p>The Logan Planning Scheme currently prescribes additional setback requirements for large domestic outbuildings (with a floor area of 150m<sup>2</sup> or greater).</p> <p>Where development is for domestic outbuildings with a floor area of less than 150m<sup>2</sup>, the QDC or standard setbacks in the Logan Planning Scheme apply.</p> <p>No changes to the setback requirements for domestic outbuildings are currently being considered under the proposed amendment.</p>
<b>Residential Growth</b>		
5	<p>Allow for increased residential density at Bushmills Court, Hillcrest.</p>	<p>The proposed amendment seeks to re-zone the existing Specialised Centre zone (Highway Business precinct) land in Bushmills Court to</p>



		<p>the Specialised Centre zone (Low impact office precinct). The proposed change is zoning is considered to better support land uses that are compatible with the existing residential development in the street.</p> <p>Due to the proximity of non-residential uses to the site, it is not considered appropriate to zone the land for increased residential density.</p>
11, 48	Density should be increased to support high rise residential and a mix of complementary non-residential uses along major transport routes and higher order shopping centres.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zoning and supported land uses. During this stage the density and land uses permitted around centres and major transport routes will be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
11	Limit the expansion of suburbs.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zoning and supported land uses. During this stage the future growth patterns of the city will be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
16	Limit high density housing at Beenleigh and Mount Warren Park.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zoning and supported land uses. During this stage the density and land uses permitted in Beenleigh and Mount Warren Park will be considered.</p>

		To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
44	Stop selling the land to build more housing commission houses and limit co-location of affordable housing.	<p>Council does not directly regulate the provision of affordable housing. Affordable Housing in Queensland is managed by the Department of Communities, Housing and Digital Economy.</p> <p>For enquiries in relation to affordable housing please contact the Department on 13 74 68.</p>
45	Introduce Dual Occupancies as a supported land use within Manglo Street, Shailer Park.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zoning and supported land uses. During this stage the density and land uses permitted in Shailer Park will be considered.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
46	Limit Granny Flats being constructed on investment properties with multiple families renting on one lot.	<p>In accordance with the Logan Planning Scheme 2015, a Secondary Dwelling must be occupied by persons who form one household with the main dwelling.</p> <p>The planning scheme also allows for a Dual Occupancy (Auxiliary Unit) where the auxiliary unit may be occupied by different households. Additional benchmarks are applied where for an Auxiliary Unit.</p> <p>It is also noted that Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025. The development of the new planning scheme will involve a review domestic housing types.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
48	Stop the conversion of garages to habitable rooms. This creates issues with parking.	The conversion of garages to habitable rooms is primarily managed by private Building Certifiers and are assessed against the benchmarks of the Queensland Development Code. In accordance with the

		<p>requirements of the code residential development is to provide a minimum of two car parking spaces per dwelling.</p> <p>Concerns relating to non-compliance issues with a development can be reported to Council online via <a href="https://www.logan.qld.gov.au/connect-with-us">https://www.logan.qld.gov.au/connect-with-us</a> or via phone on 07 3412 3412.</p>
48	Prevent development of 20-100 lots in between rural blocks at Greenbank & Chambers Flat which force rural residents out.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zoning and supported density.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://www.logan.qld.gov.au/loganplan2025">loganplan2025.logan.qld.gov.au</a>.</p>
51	No high-rise residential living.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of zoning and supported density.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://www.logan.qld.gov.au/loganplan2025">loganplan2025.logan.qld.gov.au</a>.</p>
54	Green Road development should not go ahead – no opportunity for local public input.	<p>Development on Green Road is not being considered as part of the proposed amendment to the planning scheme.</p> <p>Feedback has been passed on to Council Road Infrastructure Delivery team.</p> <p>For further information in relation to the project please:</p> <ul style="list-style-type: none"> <li>• Call our Community Engagement team on 07 3412 4551 or</li> <li>• Email us at <a href="mailto:RoadComms@logan.qld.gov.au">RoadComms@logan.qld.gov.au</a>.</li> </ul>

62	Support the intention to provide increase of 70,000 new dwellings between 2009 and 2031.	Council appreciates your feedback.  To learn more about future planning in Logan and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
100	Support all proposed changes. The proposed changes are logical and can only lead to enhanced lifestyles for residents while still ensuring continued orderly development to meet the needs of existing and future ratepayers and residents.  The proposed changes redress many of the disastrous decisions of past administrations while still addressing the realities that the LCC area will continue to attract new families and businesses.	Council appreciates your feedback.  To learn more about future planning in Logan and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
96	Developers should provide a complete master plan for development outside of the established suburbs including additional requirements for community infrastructure.	The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.  The development of the new planning scheme will involve a review of development outside of the established centres, as well as for development within the Emerging community zone.  To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
<b>Traffic and Transport</b>		
48	Developments are to ensure a minimum width of 9 metres where townhouses are proposed to allow for on-street carparking and where the road width is less than 9 metres provide parking pads to allow for servicing.	The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.  The development of the new planning scheme will involve a citywide review of access and servicing arrangements. During this stage the road widths and servicing areas for residential developments will be considered.  To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .

48	Improve the planning of streets to limit ability for hooning and other antisocial activities and provide interconnecting alleyways to allow residents access to main road transport providers.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of road design and street layouts.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
56	Traffic needs to be managed from the M1 through to Logan Village and beyond. New estates are resulting in an increase in traffic which exceeds the capacity of the roads.	<p>The requested change is beyond the scope of the proposed amendment.</p> <p>Transport connections between the M1 and Logan Village are not currently being considered as part of the proposed amendment. Council will however be reviewing infrastructure demands as part of the preparation for the new Logan Plan 2025.</p> <p>To learn more about future planning in Logan and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
56	Improve synchronisation of the traffic lights on the section of road from the Logan Hospital to the highway.	<p>The requested change is beyond the scope of the proposed amendment.</p> <p>For enquiries relating to traffic signals please contact Council on:</p> <ul style="list-style-type: none"> <li>• Email: <a href="mailto:council@logan.qld.gov.au">council@logan.qld.gov.au</a></li> <li>• Phone: 3412 3412</li> </ul>
56	New housing projects to consider the impact it will have on the traffic and road network.	<p>No change is proposed to the traffic assessment requirements as part of the proposed amendment.</p> <p>New developments are required to be undertaken in accordance with the traffic and access standards specified under the planning scheme.</p> <p>Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of access and servicing arrangements within Logan. To learn</p>

		more about the new planning scheme and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
90	The road hierarchy for Higged Road should be reviewed. There is a recent approval (COM/34/2020) which has designated the road as an Urban Neighbourhood Access Road.	Higged Road has been approved as an Urban Access Road in accordance with Development Application COM/34/2020.  The Park Ridge South General Planning Layout has been revised to reflect the revised road hierarchy as well as Figure 3.4.1.4.1 Road network of PSP 5 – Infrastructure.
92	Do not support Coomera Connection Road project through Eagleby, Carbrook, and Mt Cotton. Land is sacred aboriginal land with homage to the wetlands and is prone to severe flooding.	The requested change is beyond the scope of the proposed amendment.  The Coomera Connection Road is a state-controlled Road and is managed by the Queensland Government Department of Transport and Main Roads.  To provide comment please contact the Department on: <ul style="list-style-type: none"> <li>• Phone: 1800 568 978</li> <li>• Email: <a href="mailto:coomeraconnector@tmr.qld.gov.au">coomeraconnector@tmr.qld.gov.au</a></li> </ul>
92	Would like a bus way from Hyperdome all the way to city. Extra lanes on M1 from Springwood all the way through to GC	The design and location of State Transport Infrastructure (including public transport services) and motorways is managed by the Queensland Government Department of Transport and Main Roads.  Information addressing upgrades to the Pacific Motorway can be found at <a href="https://www.tmr.qld.gov.au/projects/programs/pacific-motorway-m1-upgrade-program">https://www.tmr.qld.gov.au/projects/programs/pacific-motorway-m1-upgrade-program</a>  For enquiries relating to State Transport Infrastructure please contact the Department on 13 74 68.
96	Public transport is a major issue to link people to state options (eg. train), an example is Berrinba where 2 councils can't communicate like effective leaders to meet the needs of the public	The design and location of State Transport Infrastructure (including public transport services) is managed by the Queensland Government Department of Transport and Main Roads.  For enquiries relating to State Transport Infrastructure please contact

		the Department on 13 74 68
96	Logan Reserve/Village/Yarabiliba are expanding and kids need to get to school, parents need to get to work so how can this be catered for in a sustainable fashion. Manage increased traffic.	<p>Transport connections to Logan Reserve, Logan Village and Yarabiliba are not currently being considered as part of the proposed amendment. Council will, however, be reviewing infrastructure demands as part of the preparation for the new Logan Plan 2025.</p> <p>To learn more about future planning in Logan, the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
119	Establish a dual carriageway road from the M1 to Mt Lindsay Highway so that Yarrabilba, Jimboomba and Flagstone are connected	<p>Transport connections between the M1 and the Mount Lindesay Highway are not currently being considered as part of the proposed amendment. Council will however be reviewing infrastructure demands as part of the preparation for the new Logan Plan 2025.</p> <p>To learn more about future planning in Logan, the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
119	Facilitate and encourage TMR/Queensland Rail: - To relocate Woodridge station to the junction of Wembley Road and Jacaranda Road. - To relocate Trinder Park station to Compton Road. - To create a new station at the junction of M1 and railway line in Yatala and near Beenleigh	<p>The design and location of State Transport Infrastructure (such as railway lines and stations) is managed by the Queensland Government Department of Transport and Main Roads. The Logan to Gold Coast Faster Rail Project is considering upgrades to the network.</p> <p>For enquiries relating to this project please contact the Department on:</p> <ul style="list-style-type: none"> <li>• <a href="mailto:logangoldcoastrail@tmr.qld.gov.au">logangoldcoastrail@tmr.qld.gov.au</a></li> <li>• Phone: 1800 957 066</li> </ul>
119	Work with TMR to declare Logan Toll Free Zone.	<p>The provision of tolls within Logan is managed by the Queensland Government Department of Transport and Main Roads.</p> <p>For enquiries relating to Toll Roads please contact the Department on:</p> <ul style="list-style-type: none"> <li>• Phone: 13 74 68</li> </ul>
<b>Childcare Centres</b>		

6	Improved planning for location of childcare centres within new residential areas. Do not allow Commercial premises, particularly Childcare centres in suburban street due to acoustic impacts.	The proposed amendment seeks to regulate the siting of Childcare Centres through the introduction of a new use code. The code seeks to encourage siting of childcare centres on higher order roads, improve traffic safety, amenity, landscaping and built form outcomes and better minimise the impact of non-residential traffic on suburban streets.
6	Support childcare centres in low density commercial zones.	Council appreciates your feedback.
90	The requirement to cater for a need in the local community for a Childcare centre in a residential area should be strengthened.  Amend PO10 and Purpose 9.3.1.2(d) to use stronger wording and also reference scale – e.g. is small scale and caters for a demonstrated need for local residents.	Recognising that Childcare centres service users beyond the immediate locality, Performance Outcome PO10 of the Childcare Centre Code is to be revised to read, “A Childcare centre caters for a demonstrated need.”  Additional changes are also to be made to the purpose of the code to ensure consistency within the code and strengthen the wording of the code. Item 2(d) of the purpose is to be revised to read, “A Childcare centre caters for a demonstrated need where located within a residential zone category or on a premises identified for a future residential zone in section 3.3.3 Element – Future urban area.”
122	The proposed childcare code seems to be a replication of previous provisions pulled into one code, which is supported for consistency and ease of use.  We support the changes to high order road requirements, and design criteria to seek a dwelling house like outcome, and higher quality urban design.	Council appreciates your feedback.  To learn more about future planning in Logan and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
122	The judgements allowed for the need for childcare facilities to be calculated including areas outside of the local catchment. The scheme amendment changes narrow the scope of local need but seem to go against the reasonable judgement made by Judge Rackemann, who said, “it is unrealistic to expect, in modern times, that a facility such as a Childcare centre would not attract patrons from beyond its ‘local area’” (Ashvan Investments Unit Trust v Brisbane City Council & Ors [2019] p.119).	Performance Outcome PO10 of the Childcare Centre Code is to be revised to read, “A Childcare centre caters for a demonstrated need.”  The proposed change will ensure that developments align with existing case law and consider the ability for Childcare facilities to accommodate for outside of catchment use.



	It is recommended that council should acknowledge and permit Childcare facilities to accommodate a percentage of demand outside of the local catchment use of the facilities.	
<b>Domestic Outbuildings / Building Works</b>		
20	Support the regulation of shipping containers in residential areas.	Council appreciates your feedback.  To learn more about future planning in Logan and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
48	Fines should be issued for houses that are left to go to disrepair and houses that burn down from disrepair should be pulled down as soon as arson investigations are completed.	Property owners are responsible for keeping their property from becoming overgrown or unsightly.  To report an overgrown or unsightly property, please call us on 07 3412 5318 or email us at <a href="mailto:council@logan.qld.gov.au">council@logan.qld.gov.au</a> .
<b>Residential Design</b>		
20	Remove QDC as benchmark and replace with alternative design provision to regulate built form particularly for auxiliary units.	The Major Planning Scheme Amendment 2021 proposes limited changes to domestic dwellings. As such, the requested changes are beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.  The development of the new planning scheme will involve a citywide review of dwelling types and levels of assessment. During this stage the design and assessment of residential development will be considered. To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a> .
20	Ensure domestic scale development is incorporated in code to provide a pleasant built form and development does not negatively impact on privacy and amenity of adjoining residents.	
20	Introduce a Dwelling House (Small Lot) Code as at BCC to better regulate development.	
20	Introduce an AO to ensure car accommodation does not dominate appearance of house from the street.	
20	Introduce AO to ensure development reflects or strengthens the building character through compatible form, scale, materials and detailing of dwelling.	
20	All auxiliary unit should be assessable development (code assessment), so that Council can view all the design, perhaps via	
		The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a

	design overlays code - similar to the Traditional building character (design) overlay code in the Brisbane City Plan.	<p>new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of dwelling types and levels of assessment. During this stage the assessment of Dual Occupancy (Auxiliary Units) will be considered. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
20	Apply a full infrastructure charge for auxiliary unit development.	The Logan Planning Scheme 2015 does not regulate infrastructure charging. As such, the requested change is beyond the scope of the proposed amendment.
20	Residents who live in an auxiliary unit often have issues with Australia Post, NBN and Energex, as the unit does not have a legal postal address, so these organisations are unwilling to provide service to them. So, Council should work with these organisations to resolve this on-going issue.	<p>Council appreciates your feedback. During the development of the new planning scheme, anticipated to commence in 2025, Council will consult with service providers address the concerns identified.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
20	<p>Remove Auxiliary unit from the planning scheme and reduce the max lot size requirement for Dual occupancy, for example:</p> <ul style="list-style-type: none"> <li>500m<sup>2</sup> in Small lot, Suburban, Large Suburban and Village precinct - unit 1: 3 bedrooms or more, unit 2: 2 bedrooms (no study, no entertainment room etc, ensure the bedroom definition under both the planning scheme and charges resolution are consistent to avoid confusion and dispute)</li> <li>700m<sup>2</sup> in Suburban and Large Suburban in precinct - unit 1: 3 bedrooms or more, unit 2: 3 bedrooms or more</li> <li>1000m<sup>2</sup> in Village in precinct - unit 1: 3 bedrooms or more, unit 2: 3 bedrooms or more</li> </ul>	<p>The proposed amendment does not seek to alter the level of assessment for Dual Occupancy (Auxiliary Units).</p> <p>Council is currently in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of dwelling types, design and density. During this stage housing types such as Dual Occupancy (Auxiliary Units) will be considered. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
110	The proposed amendment seeks to introduce a new maximum site area requirement for development in the Rural zone to replace the current site cover percentage, with a maximum site cover of 700	The amendment proposes to simplify the regulation of site cover in zones and precincts larger than the Acreage precinct. Accordingly, the Acreage precinct is proposed to remain unchanged.

	<p>square metres to replace the previous maximum 10% site cover. The proposal however does not alter the site cover requirements for development in the Low Density Residential zone - Acreage precinct where site cover remains a maximum of 20%. Based on the standard lot size for the Acreage precinct being 4000sqm, development in this precinct could have a compliant site cover of up to 800sqm.</p> <p>It is recommended that the maximum site area / site cover requirements be reviewed to prevent a larger area of development occurring in zones with generally a smaller lot area and to consider the increased demand for large scale domestic outbuildings for rural activities within the Rural zone.</p>	<p>Future investigation into the acreage-style zonings will be undertaken as part of the preparation of the new planning scheme, anticipated to commence in 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
110	<p>The additional site cover requirements for the rural residential zone have resulted in the repetition of the acceptable outcome for proposed Acceptable Outcome AO5, AO6 and AO7. Each item also contains an almost identical Performance Outcome. It is recommended that AO/PO's 5, 6 and 7 are combined to make a single AO/PO and reduce repetitiveness within the code.</p>	<p>PO5/AO5 and PO7/AO7 of the Rural Residential Zone Code are to be revised to form a single Acceptable Outcome and Performance Outcome. PO6/AO6, however, will remain a distinct provision given that the performance outcome seeks a different outcome.</p>
<b>Access and Servicing</b>		
46	<p>Stop the use of neighbours driveways for builder and tenant access.</p>	<p>The proposed amendment to the planning scheme does not seek to alter driveway arrangements.</p> <p>For further details on driveway requirements please contact the Road Infrastructure Planning Team on (07) 3412 3412.</p>
48	<p>Provide shared bin within townhouse developments – not individual bins.</p>	<p>In accordance with the proposed amendment, servicing for a development with three or more dwellings is to provide a Waste Management Plan in accordance with the new Planning Scheme Policy 6 – Waste Management.</p> <p>As part of the required plan, an applicant is required to demonstrate that appropriate space is provided for onsite storage and collection. It is considered that collection of refuse will only be provided as kerbside collection where adequate space is provided within the site frontage.</p>

48	Driveways to be setback to allow for 2 car parking spaces.	<p>The proposed amendment to the planning scheme does not seek to alter driveway arrangements.</p> <p>The requirements for on-site car parking for residential developments are regulated by the Queensland Development Code and requires that on site car parking is provided for a minimum of two car parking spaces per dwelling.</p>
48	Increase exits to schools and require traffic lights for new school developments.	<p>No change is proposed to the access arrangements for schools as part of the proposed amendment.</p> <p>New school developments are required to be undertaken in accordance with the traffic and access standards specified under the planning scheme.</p> <p>Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025. The development of the new planning scheme will involve a citywide review of access and servicing arrangements within Logan. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
90	<p>There is an opportunity to provide clarity in the movement network plans (Figure 7.2.8.4.2 - Park Ridge place making and movement network etc) to specify vehicular access to Park Ridge Road is restricted from the future 'new roads' adjoining the Urban Arterial road corridor with permanent access to be in accordance with Planning scheme policy 5 - Infrastructure, Part 7 Planning layouts, Figure 7.2.1.4 – Park Ridge general planning layout.</p> <p>There should also be details of the desired cross-section for internal roads in this location (i.e are footpaths required on the internal road as they would also be provided on Park Ridge Road? What verge width would be required on the southern side of the internal road as it would directly adjoin Park Ridge Road road reserve).</p>	<p>The Major Planning Scheme Amendment 2021 does not propose changes to the Park Ridge Local Plan. As such, the requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of local plans. During this stage the requested change will be considered. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
90	The policy does not appear to require provision for green waste bins or future waste bin types. There is the potential for development to consider the bare minimum (general waste and recycling) and for future residents to seek additional services which cannot be	In accordance with the proposed amendment, servicing for a development with three or more dwellings is to provide a Waste Management Plan in accordance with the new Planning Scheme

	accommodated within approved storage areas.	<p>Policy 6 – Waste Management.</p> <p>Where green bins, or any future bin types, are proposed, the Waste Management Plan is required to demonstrate that appropriate space is provided for storage and collection.</p>
90	S2.4(5) should specify whether minimum distances of collection points from existing/planned street trees, footpaths, pram ramps and pedestrian or school crossings.	Section 2.4(5) of the Waste Management Planning Scheme Policy is to be revised to require that collection areas be setback from obstructions within the road reserve (such as street trees) to ensure kerbside collection can occur.
90	Overall outcomes should be updated in applicable codes to ensure there is a head of power to encourage compliance with the intent of the policy. The Reconfiguring a Lot code should also make some specific reference to the waste requirements as there may be reason to not support or reduce yield of rear lot developments where compliance is not achieved.	<p>An overall outcome is to be added to the Infrastructure Code to reinforce that development is to adequately manage the storage and collection of waste. It is noted that existing overall outcomes relating to health, safety and the protection of environmental values will aid in achieving this.</p> <p>Developments for Reconfiguring a Lot are required to address the Infrastructure Code and it is considered that compliance would be achieved through the additional Overall Outcome.</p>
90	S2.5(8) may need to be updated to acknowledge there may be a requirement for a volumetric easement or body corporate arrangement to realise such an arrangement particularly in multi storey mixed use buildings.	<p>This is not considered necessary; all developments would be required to provide this facility within either body corporate or a volumetric easement.</p> <p>It is not considered necessary to specifically note this in the planning scheme.</p>
90	The collection standards allow reversing where part of a 3-point turn however should even this manoeuvre be avoided on an Arterial.	The Infrastructure Code requires that all refuse vehicles enter and exit the site in a forward direction. It is required that the 3-point turn is achieved on site with all access to the road network to be in a forward motion.
90	The proposed PSP also appears to indiscriminately trigger the requirement for a Waste Management Plan irrespective of the scale or nature of the development. It is requested the triggers are revised in consultation with Development assessment officers so they are not triggered unnecessarily for small scale developments which do not warrant them.	<p>A Waste Management Plan is only required where 3 or more dwellings are proposed.</p> <p>It is considered appropriate for all development types to which the Infrastructure Code applies, a waste management plan should be provided.</p>

		<p>Development for a Dual Occupancy is required to detail the location of waste storage and collection and does not require the provision of a Waste Management Plan.</p> <p>For clarity, however, Item 1 of Part 6 of the Planning Scheme Policy is to be removed.</p>
<b>Stormwater</b>		
48	Manage the impact of water runoff from developments to adjoining properties.	<p>The requested change is beyond the scope of the proposed amendment. Council is however investigating options to improve localised stormwater management and reduce reliance on private properties to maintain private infrastructure as part of the new planning scheme, anticipated to commence in 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
116	Older housing estates stormwater infrastructure. All housing in the older estates that have rock rubble pits should be connected to storm water infrastructure to stop flooding of lower properties. Rubble pits were not made to last 30 to 40 years and are causing water to flow from roofs and added structures to flow over the land impacting other properties. With climate change and rain bombs, properties are being inundated with flooding from these properties. We are going to see more and more changed weather patterns, more floods as it is with our rivers etc and yet, properties nowhere near rivers are being impacted by floods due to outdated stormwater infrastructure.	<p>Section 3.6.2.7 of Planning Scheme Policy 5 – Infrastructure does not permit soakage or rubble pits in urban residential, suburban residential, commercial or industrial areas. No changes to these provisions are proposed as part of the amendment.</p> <p>It is noted that there may be historic approvals for such devices or works completed on private properties by property owners which are not assessed by Council.</p> <p>Council is investigating options to improve localised stormwater management and reduce reliance on private properties to maintain private infrastructure as part of the new planning scheme, anticipated to commence in 2025.</p>

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The provisions in s2.49 of the proposed planning scheme amendment are ambiguous and could have a material impact on housing delivery. It is understood that the only change to section 3.6.2.3 is the removal of the wording “infill (brown field)” from item number 3.

In general, that stormwater discharge should be dealt with by reference to the Queensland Urban Drainage Manual (QUDM) rather than specific local government variances. We hold concerns with the scheme amendment, in that downstream owner’s consent and easements appear to be required whenever stormwater flows from a development site to a downstream property. However, council have recently clarified this is only a requirement when QUDM requirements are not met.

Recommendation:

We understand and support that an easement / owner’s consent is not required if no worsening – pre-development conditions can be demonstrated. It is recommended that:

- this should be clarified in the planning scheme amendment as it is currently ambiguous and does not function this way as currently worded.
- The applicant not needing to seek an easement / owner’s consent if non-worsening / predevelopment can be demonstrated, be included as a test in s3.6.2.3.
- Council clarify that a landowner must demonstrate non-worsening / pre-development conditions against QUDM including at the broadscale and the scope of the tests required to demonstrate compliance
- The scheme amendment removes the term infill (brown field) development to achieve consistent provisions applying to both green field and brown field sites where the site slopes away from the road reserve and into private property.

The proposed change to Section 3.6.2.3 of Planning Scheme Policy 5 – Infrastructure is only to remove the ‘infill (brown field)’ terminology to achieve consistent provisions for all development. All development which slopes downward away from the road reserve is required to establish a lawful point of discharge in accordance with Item 1, which references the Queensland Urban Drainage Manual. Item 3 only requires downstream owners’ consent where a drainage system passes through downstream private property.

The changes do not result in consent being required in all circumstances, such as where a lawful point of discharge is demonstrated in accordance with the Queensland Urban Drainage Manual and no worsening conditions are achieved.

It is acknowledged that the existing wording of this section is somewhat unclear. The purpose of this amendment is to only update terminology. This section is intended to be redrafted as part of the new planning scheme, anticipated to commence in 2025.

**Social Health / Infrastructure**

51	Do not increase number of gaming machines (i.e. poker machines).	<p>The planning scheme does not regulate the provision of gaming machines, noting that gaming machines are provided in accordance with an operational license approved by the Office of Liquor and Gaming Regulation (OLGR).</p> <p>The proposed amendment does, however, seek to expand the circumstances where a Social and Health Impact Assessment is required to be provided to further manage the sale or consumption of liquor and/or gaming.</p> <p>These changes will ensure that any potential negative social and health impacts of a development are mitigated or that the development positively contributes to the wellbeing of the community where a development involves the sale and/or consumption of liquor and or gaming.</p>
90	<p>Health care services that are Pharmacotherapy clinics and residential / centre activities, it is considered appropriate that a Social and health impact assessment should be required to be undertaken to assess the potential risks of such a use and to facilitate the ongoing management and mitigation of potential impacts.</p> <p>Amend Table 2.1.2.1 – Triggers for requiring a social and health impact assessment report, to include a trigger for a Health care service that is a Pharmacotherapy.</p>	<p>The proposed amendment does not currently consider the inclusion of additional uses within the Social and health impact assessment Planning Scheme Policy.</p> <p>Further revision of where Social and Health Impact statements are relevant will be undertaken as part of preparation of the new planning scheme, anticipated to commence in 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
96	Develop a precinct or remodel existing land that could be repurposed into a precinct like Springfield to make people desire to visit Logan City with their families to shop, be entertained or enjoy the lagoon.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of economic centres, land uses and zoning within Logan. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
<b>Overlays</b>		
83	Landslide hazard - Further amendments to codes could remove	The amendment to the planning scheme results in development for a Dwelling House to be carried out in accordance with a site-specific



	<p>duplicity from the current application process.</p> <p>Similar to the provisions which exist in Table 5.10.8 – Landslide Hazard and Steep Slope Area Overlay, Acceptable Outcome 27 (AO27) of the proposed Dual Occupancy and Dwelling House Code should clarify that a geo-technical report is not applicable when development is in an approved development envelope area or consistent with a current subdivision approval.</p>	<p>geo-technical report where the gradient of the land is 12 percent or greater or where located in a Historical landslide area.</p> <p>It is considered that development, where within an approved development area or consistent with a current subdivision approval, would be located on an established building pad with a slope of less than 12 percent or alternatively have an existing site-specific geotechnical report as part of the previous approval.</p> <p>For development on sloped land where no geo-technical report has been previously prepared it is considered reasonable that the applicant demonstrate compliance with the Acceptable Outcome.</p>
90	<p>The wording of AO26 and PO26 effectively implies the acceptance of a loss of floodplain storage provided there is no adverse impact to the flooding characteristics of the waterway so as to adversely affect other premises, infrastructure and the environment.</p> <p>This will be the case (i.e. no adverse impact) for most BWAP/MCUR applications involving earthworks (resulting in a loss of floodplain storage) located in areas with no conveyance function. A small loss in storage will usually be able to be shown to be insignificant, however the cumulative impact of approving a number of these applications could be significant.</p> <p>It is also not consistent with PO10 of the Flood Hazard Overlay code which requires no loss of Floodplain storage. If the reference to earthworks is to remain it should also require no loss of floodplain storage.</p>	<p>The proposed change seeks to combine two existing assessment benchmarks (formerly PO35/AO35 and PO36/AO36) to improve clarity within the Dual Occupancy and Dwelling House Code. No policy changes to the flood storage requirements are proposed as part of the change.</p> <p>Accordingly, the requested change is beyond the current scope of works for the proposed amendment. However, floodplain storage requirements will be considered in the preparation of the new planning scheme, anticipated to commence in 2025.</p> <p>To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
96	<p>Consider infrastructure needs to reduce road closures due to flooding and review ways to repurpose flood prone areas to meet the expanding needs of the community.</p>	<p>The requested change is beyond the scope of the proposed amendment; however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of flooding within Logan. To learn more about the new planning scheme and how to contribute to its development, visit <a href="https://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
134	<p>Development envelope area minimums in the flood overlay code should be expanded to consider additional zones. Currently all other</p>	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a</p>

	<p>zones require the entire lot to be above the defined flood level to comply.</p> <p>This limits small scale subdivision development from being undertaken where land has a small area of flooding and prevents infill development and as such development occurring within existing serviced areas.</p> <p>It is recommended that minimum development envelope areas be provided within additional zones such as the LDR Acreage precinct, for example where lot size is 2000sqm and a requirement for the entire lot to be flood free limits development where multiple houses could be established without encroaching into flood areas.</p> <p>Suggested a minimum development area of 350sqm would be appropriate to support a house and associated structures.</p>	<p>new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a review of flood management requirements within Logan. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
134	<p>Wetland overlay mapping should be revised for the property at 89-93 Beenleigh Redland Bay Road being Lot 9 on SP11. Currently an area of the site that is not inundated by water and above the flood level is mapped as a waterway.</p> <p>This is resulting in applications being triggered to undertake work on the site.</p> <p>The overlay should either be removed or be changed to be identified as a “wetland buffer” instead of an overlay.</p>	<p>The requested change is beyond the scope of the proposed amendment.</p> <p>Where site-specific mapping is incorrect or outdated the property owner may seek an exemption certificate. An exemption certificate means that a development approval is not needed for their assessable development.</p> <p>For more information about exemption certificates, please see the <a href="#">Queensland Government - Exemption certificate fact sheet</a> or contact our Development Enquiries Team on (07) 3412 5269.</p>
<b>Crime Prevention Through Environmental Design</b>		
96	<p>Investigate options to manage crime and safety within Logan.</p>	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of crime prevention and safety requirements within Logan. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>

<b>Non-residential development</b>		
48	Schools to develop through increased height and not expand horizontally.	<p>Development for schools is intended to occur within the Education Precinct of the Community Facilities zone under the current planning scheme. Building height within Community Facilities zone is not currently regulated with the exception of a maximum height of 8.5 metres where within 15 metres of a residential zone category.</p> <p>No changes are proposed to the maximum building height for this zone as part of the proposed planning scheme amendment.</p>
92	Explore investment into making another sub city, whether that be Springwood or Coomera to promote living and working in Logan.	<p>The requested change is beyond the scope of the proposed amendment, however, Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025.</p> <p>The development of the new planning scheme will involve a citywide review of existing centres and economic development. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
122	<p>An expansion of the application of the centre criteria has been proposed so that the strategic framework 'out of centre' test can now apply to stand alone centre uses, such as service stations, that are outside the identified centres in the planning scheme. There are concerns that the effect of this would be to restrict the availability of necessary infrastructure and services for the community in Logan.</p> <p>It is recommended that standalone centre uses such as service stations not be subject to overly restrictive strategic framework 'out of centre' requirements.</p>	<p>The proposal to expand the Strategic Framework's 'new and expanded centres' criteria to standalone centre uses seeks to ensure that these uses are suitably located. Where such uses are impact assessable, they will be required to demonstrate community need and economic need. Where these needs can be demonstrated, such uses can be supported, ensuring that necessary and valuable services can continue to be delivered for the community in Logan.</p>
<b>Not a Planning Matter / Other</b>		
16	Improve park maintenance and regular mowing.	<p>Council appreciates your feedback which has been directed to the Parks branch.</p> <p>For future enquiries relating to the maintenance of Council's parks and facilities, please contact Council's Parks branch on 07 3412 3412.</p>

107	<p>Leave our suburb alone. Logan Council have done enough damage letting a Crematorium build here, letting developers over develop our lifestyle. High Rd is still a mess. Now we have a ridiculous over traffic light double intersection that will cause traffic congestion being built at the top of station and Church rds. We have a proposed overpass and rail widening which will see is lose vital infrastructure in our suburb. Logan Council have NEVER once listened to residents. Instead, you have these " have your say" rubbish, ignore what we say and do what you want to do regardless of the impact on residents. Then add insult to injury by jacking up our rates. You forget we pay your wages; you are there for us, you work for us, not for your selfish agendas that affect our lives long after you are voted out. Enough is enough</p>	<p>Council is in the early stages of preparing a new planning scheme, anticipated to commence in 2025. The new planning scheme will set the vision for the growth of the city and regulate matters such as roads and the land uses supported in our suburbs. To learn more about the new planning scheme and how to contribute to its development, visit <a href="http://loganplan2025.logan.qld.gov.au">loganplan2025.logan.qld.gov.au</a>.</p>
112	<p>Absolutely gives everyone a full understanding of our future in Logan</p>	<p>Council appreciates your feedback.</p>
131	<p>Inquiring about splitting family property into 2 lots, Separate titles. Thank you</p>	<p>This enquiry has been passed on to Council's Development Enquiry Team. For any future enquiries please contact the team at:</p> <ul style="list-style-type: none"> <li>• Phone: 07 3412 5269</li> <li>• Email: <a href="mailto:council@logan.qld.gov.au">council@logan.qld.gov.au</a></li> </ul>