



# MIXED USE ZONE AMENDMENT

## SUBMISSION ANALYSIS & RESPONSE REPORT

LOGAN PLANNING SCHEME 2015

**September 2022**



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# Table of Contents

<b>1</b>	<b>Introduction</b>	<b>3</b>
<b>2</b>	<b>Consultation on the Amendment</b>	<b>3</b>
<b>2.1</b>	<b>Consultation activities</b>	<b>3</b>
<b>2.2</b>	<b>Submissions</b>	<b>5</b>
<b>2.3</b>	<b>Proposed changes</b>	<b>5</b>
<b>3</b>	<b>Key matters</b>	<b>7</b>
<b>4</b>	<b>Summary and Responses to Matters Raised in Submissions</b>	<b>7</b>

# 1 Introduction

This report summarises the feedback Council received on the proposed Mixed Use Zone Amendment (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.
	Posts were made on various social media platforms, directing the community to the "Have Your Say" online engagement portal.

Date	Community Engagement Activity
11 March 2022	Consultation period closed.
15 June 2022 - 1 July 2022	Second round of targeted consultation. After a review of submissions involving requests for precinct changes, targeted letters were sent to 141 property owners impacted by further proposed changes.

## 2.2 Submissions

### First round of consultation

Council received 61 telephone enquiries and 34 submissions on the Amendment. 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.

### Second round of targeted consultation

Council received 2 telephone enquiries and one submission.

Council processed and considered the submission similar to the submissions received during the first round of consultation described above.

The proposed responses to submissions and associated revisions to the Amendment were considered by Council's delegates for endorsement.

## 2.3 Proposed changes

A few 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.

After reviewing submissions received during the amendment's first consultation period, Council is proposing precinct changes in three areas in Underwood and Kingston. Letters were sent to 141 property owners affected by this. These changes are described in dot points 5 and 6 below.

The Amendment has been refined in the following ways:

- Various miscellaneous typographical corrections and improvements.
- Removing conflict between the Table of Assessment and the Strategic Framework section guiding development within employment areas. The proposed Amendment currently notes in the Strategic Framework that employment areas have Low Impact Industry and Medium Impact Industry uses where in the Low Impact Industry Zone and Medium Impact Industry Zone. This statement conflicts with the Table of Assessment where Medium Impact Industry is an Impact Assessable use within the Low impact Industry Zone and the change corrects this conflict.
- Improving clarity regarding assessment benchmarks in AO7.1 and AO7.2; and AO14 of the Mixed use zone code. A minor conflict exists between AO7.1 and AO7.2. To remove the conflict, the acceptable outcomes will be combined and reference made to a single building height figure. The wording of AO14 has been simplified.
- Better protecting the Abattoir precinct by adding a new Performance Outcome requiring land uses, other than a sensitive use, on properties within the Enterprise precinct and adjoining the abattoir site to not adversely affect the ongoing operation of the Teys abattoir (reverse amenity issues).
- Changing proposed precincts in two locations to better reflect the development pattern of an area in Underwood, and to accommodate existing uses and create a better buffer between industry and residential areas in Kingston. In both instances the precincts are changing from the Retail/commerce

precinct (26 properties) and Industry precinct (4 properties) respectively to the Enterprise precinct. The Enterprise precinct supports the greatest range of uses of the four new precincts allowing a variety of 41 uses, except sensitive uses such as schools and childcare centres. Therefore, these changes are to the benefit of the property owners as the precinct changes support a wider range of uses than originally proposed.

- Since initially preparing the Mixed Use Zone Amendment, Council has undertaken further investigation in Underwood and 111 properties are no longer proposed to be rezoned. Council is currently developing a new planning scheme and is evaluating the makeup of land uses in our employment areas to generate higher value jobs in Underwood, building on existing investment and to continue to support the needs of our growing city. As part of the exercise Council will be undertaking focused consultation with landowners. It is anticipated for Underwood that these activities will occur in the last quarter of 2022. Therefore, these properties' existing land use rights (Mixed use zone, no precinct) will remain unchanged for now.

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 categories:

Category	Submission #	Total (35)
Administrative – improvements and errors to correct	1, 2, 29, 87	4
Object to amendment	4, 9, 17, 22, 33, 80, 129	7
Support the amendment	12, 18, 60, 74, 75, 101, 127	7
Status of existing approvals and property rates	7	1
Require more information	34, 94	2
Request to change precinct	37, 42, 55, 70, 71, 95, 102, 103, 137 (second round)	9
Social impacts	38	1
Movement network – parking problems	67	1
Allow more residential in Mixed use	83	1
Better protection for Abattoir precinct	78	1
Meadowbrook Masterplan	8	1

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.

## Appendix 1 Summary of individual submissions

Sub- mission	Issue	Council's response
<b>Administrative – improvements and errors to correct</b>		
1 2	<p>At the bottom of the Mixed use zone code, the amendment removes Figure 6.2.10.3.2 (Wembley Road building heights), but the figure below that (Berrinba amenity buffer) is not renumbered (nor are the references to in in the POs and AOs corrected).</p> <p>In PO3 (point b) of the Mixed use zone code the apostrophe is in the incorrect place. The subject is the 'local workforce' so the apostrophe should be after that, and then the 's' (workforce's).</p>	<p>Your submission has been reviewed and the proposed Mixed Use Zone Amendment will be updated to correct the errors.</p>
29	<p>A couple of improvements are recommended to:</p> <ol style="list-style-type: none"> <li>a. remove conflicts between the Table of assessment and the Strategic framework section that guides development within employment areas. The Amendment notes that employment areas have Low Impact Industry and Medium Impact Industry uses where in the Low Impact Industry Zone and Medium Impact Industry Zone;</li> <li>b. consider a definition for 'Vocational Trade Training';</li> <li>c. The Amendment's Mixed Use Zone code includes a Utility Installation as a supported land use in the Abattoir precinct, however it is listed as Impact Assessable in accordance with the Table of Assessment in this precinct. Remove this use from the list of supported land uses under the overall outcome;</li> <li>d. correct mistakes and minor grammatical errors;</li> <li>e. improve clarity regarding assessment benchmarks in AO7.1 and AO7.2. The Amendment alters the provisions relating to building height. AO7.2 prescribes building height within the Zone Code figure and provides a conflict within the scheme with buildings being able to comply with the height prescribed in AO7.1. It is recommended to combine AO7.1 and AO7.2 to allow for development to occur in line with the building height figure of the code.</li> <li>f. the Amendment alters AO14 which prescribes a minimum setback of 500m from the High Impact Industry (being the Teys abattoir) located in the Abattoir precinct. It is</li> </ol>	<p>Your submission has been reviewed and the proposed Mixed Use Zone Amendment will be updated to reflect the following:</p> <ol style="list-style-type: none"> <li>a. the Strategic Framework will be updated to read that Low Impact Industry uses are allowed in the Low Impact Industry Zone and Low Impact Industry and Medium Impact Industry are allowed where in the Medium Impact Industry Zone;</li> <li>b. a definition for 'Vocational Trade Training' will be considered in the new planning scheme – Logan Plan 2025;</li> <li>c. Utility Installation will be removed from the Abattoir's precinct list of supported uses;</li> <li>d. grammatical errors will be corrected;</li> <li>e. AO7.1 and AO7.2 will be combined;</li> <li>f. the PO will be revised to require a 500m setback from land within the Abattoir precinct;</li> <li>g. AO15 will be updated accordingly;</li> <li>h. home-based business will not be removed from the Defined Group of Mixed Use Activities. The Amendment does not introduce a precinct to all the Mixed use zoned land. Three areas in Park Ridge, Meadowbrook and Underwood do not form part of the Amendment and will be considered at a later stage. As existing dwellings are located in some of these areas, the potential to have a home-based business needs to remain as an acceptable use.</li> </ol>



Sub-mission	Issue	Council's response
	<p>recommended that AO14 be revised to require a 500m setback from land within the Abattoir precinct. This would provide improved clarity as to where the setback is to be measured from;</p> <p>g. Revised Figure 6.2.10.3.3 to align with the benchmark in the Mixed Use Zone code. AO15 provides height requirements for acoustic fences. The Amendment alters the prescribed height to 6 metres, while the associated figures prescribes a maximum height of 6 metres. It is recommended to remove the "maximum height of" wording;</p> <p>h. The Amendment does not support a Home-based business use. It is recommended to remove Home-based business from the Defined Activity Group of Mixed Use Activities to align with the Amendment's proposals.</p>	
87	<p>The proposed amendment aims to align the employment areas section of the Strategic framework with the Mixed use zone precincts. The proposal is too prescriptive and implies that only LII and MII uses can be included in the LII and MII zones.</p> <p>Doggy day-cares are an emerging land use and are currently not supported anywhere in the city's urban areas. This use would ordinarily be considered as Animal keeping in LPS2015. Doggy day-care centres should be included as a contemplated use within the Enterprise and Industry precincts.</p>	<p>Your submission has been reviewed and changes are proposed.</p> <p>The amendment will be updated to remove the conflict between the Strategic Framework and the proposed Mixed use zone precincts. The Amendment's proposal for the Strategic Framework will be updated to read that Low Impact Industry uses are allowed in the Low Impact Industry Zone and Low Impact Industry and Medium Impact Industry are allowed where in the Medium Impact Industry Zone</p> <p>Doggy day-care centres will be addressed in the new planning scheme - Logan Plan 2025.</p>
<b>Object to the Amendment</b>		
4 17	<p>This address is currently zoned Mixed Use (no Precinct) and is used as the head office for a fabrication business for more than 15 years. The re-zoning will not suit the purpose for which the business/property was purchased decades ago or to expand the business into more light manufacturing.</p> <p>Request that this building NOT be re zoned and stay as is.</p>	<p>Your submission has been reviewed and no change is proposed.</p> <p>The strip of businesses fronting this section of Logan River Road, Beenleigh to the north has a retail and showroom character and is included in the Retail/commerce precinct. This precinct supports a range of non-industrial uses, such as offices and shops. Other uses that are also supported include showrooms, research and technology and service industries.</p> <p>Existing lawful uses may continue to operate. Should you wish to make a change to the existing use, you may make a request to Council to have the proposed development assessed and decided under the old provisions (superseded planning scheme) for a period of one year from the date of the change.</p>
9	<p>Strongly against any changes to this area, as it provides a buffer to close proximity residential. Approvals given to churches and religious organisations in this area are questioned, as it makes it</p>	<p>Your submission has been reviewed and no change is recommended. The proposed Mixed use precinct for your property in Parramatta Road, and immediate area in Underwood is Industry. The Industry precinct supports a range of uses such as low impact industrial uses, service industries and warehouses. No residential uses are supported in the Industry precinct.</p>

Sub- mission	Issue	Council's response
	extremely difficult at times for trucks to complete deliveries due to the high number of cars parked for religious entities in Parramatta Road.	One of the aims of this precinct is to protect the existing industrial activities by restricting sensitive uses, like houses and places of worship, from locating in the area.
22	Prefer to keep the same precinct and no change.	<p>Your comment is noted and no change is recommended. Your submission does not provide much detail on why the Amendment is not supported.</p> <p>Your property in Moss Street, Slacks Creek is proposed to be included in the Enterprise precinct reflecting the development pattern and character of the area. This precinct is the most generous precinct supporting a range of mixed uses such as industrial, service industries, warehouses and industry related and associated retail, showrooms and offices. The precinct restricts sensitive uses like childcare centres and schools, from locating within areas that are predominantly industrial in nature.</p>
33	<p>Concerned with the rezoning of the Holmview area, particularly the sections either side of Teys Rd. The area does not have the infrastructure, mainly roads, to support this. As it is there are already so many trucks in and out of the abattoir that are constantly lined up along the main road. The connector and feeder roads leading into the proposed areas simply do not have the capacity to support this, without resuming people's houses to make this possible. Teys Road and Wuraga Road simply don't have the capability to support all the extra cars for workers and visitors, nor the large trucks that would constantly deliver supplies and products for the area. Unless each unit has enough car parks, the streets will become overrun with workers parking on the streets resulting in many accidents and near misses. Furthermore, the density of suburban houses in the area, which are already crammed in as it is, has too many people within the vicinity of the proposed industrial areas. This will increase the noise pollution to levels that are not acceptable considering the density. There are too many children and animals out and about for this to be a good idea. Strongly oppose the proposed zoning to industrial in the Teys Rd area.</p>	<p>Your submission has been reviewed and no change is recommended. The Mixed use zone amendment is not proposing to change the primary zoning of the area, which remains Mixed use. The current Mixed use zone already allows for Low impact industries to locate in the area.</p> <p>The Enterprise precinct, for the area adjoining and to the west of the abattoir, supports a range of uses such as industrial, service industries, warehouses and industry related and associated retail, showrooms and offices. The precinct restricts sensitive uses like childcare centres, residential and schools, from locating within areas that are predominantly non-residential and more industrial in nature.</p> <p>The Holmview area is earmarked for urban development and Council accordingly must plan for adequate residential and employment opportunities. Development applications in the area will, among other matters, consider the impacts of traffic and parking.</p>
80	The amendment allows an adult store over a childcare centre, highlighting the general nature of this objection. The church has provided Logan with a precinct where people of faith can engage in a safe, community focussed environment. It's a safe place for the youth to enjoy a host of activities from weekend activities, mid-week clubs and holiday programs. The church is committed to	<p>Your submission has been reviewed and no change is proposed.</p> <p>With or without the proposed Mixed Zone Amendment an adult store and low impact industrial uses are existing supported uses within the Mixed use zone and are part of the list of 38 uses that can be developed in the area south of Logan River Road and to the west of Teys Road.</p> <p>The proposed Mixed Use Zone Amendment does not change your property's primary Mixed</p>

Sub-mission	Issue	Council's response
	<p>upskilling and training kids and providing various emotional and mental health support programs. The church is exploring the possibility of a school in the future. The church is investigating a future need for a childcare facility. The precinct will also eliminate the expansion of the learning hub for a Bible College.</p> <p>Rezoning would significantly reduce the site's land value. The amendment is not in line with Council's message to promote the city as a wonderful place to be, to increase the night-time economy and to attract people back to the city. In line with recent Councillor views, the surroundings need to be invested in bringing life back to the city. Increasing more industrial zoning amongst the lives and homes of the locals is too high a burden on the locals. The amendment limits the church ability to meet their needs, to cater to their children and to support the local business community with healthy, well-trained locals of the future.</p>	<p>use zoning. The amendment introduces four new Mixed use precincts that seek to clearly articulate Council's development intent for the different Mixed use zoned areas. The proposed Enterprise precinct proposed for your property is the broadest of the four new precincts allowing a variety of 41 different uses including Community care centres, Community uses, Function facility, Health care services, Indoor sport and recreation, Markets, Outdoor sales, Outdoor sport and recreation, Parks, Place of worship, Research and technology industries, Short-term accommodation, Showrooms and Veterinary services. A Place of worship and its associated uses are therefore allowed within the Enterprise precinct and the church will be able to continue as is.</p> <p>It is Council's responsibility and the purpose of the Logan Planning Scheme 2015 to allow for the orderly development of the city. This area (your property) is not intended to support the night-time economy. Shops, dining-out facilities and entertainment uses are only supported in centres. The proximity of the Teys abattoir and reverse amenity requirements restrict the area being developed for residential purposes and it will remain a mixed use area accommodating a diverse range of commercial and industrial uses.</p> <p>Lastly, please note that all existing lawful uses may continue to operate. Should you wish to make a change to the existing use, you may make a request to Council to have the proposed development assessed and decided under the old provisions (superseded planning scheme) for a period of one year from the date of the change.</p>
129	<p>The Mixed use zone amendment has not reviewed the Servicing, access and parking code regarding the minimum number of car parking spaces required.</p> <p>Parking concession needs to be added for multiple use developments in the Mixed use zone to capture cross-utilisation of parking spaces.</p> <p>The proposal for extra precincts within the zone is not desirable and adds to the complexity of the planning scheme and is restrictive on business ability to self-locate in the city.</p> <p>Separation distances (with sensitive uses) in the assessment benchmarks already provide suitable mechanisms to manage potential undesirable outcomes.</p> <p>Flexibility afforded under the current Mixed use zone should be maintained to provide opportunities for businesses to determine the land use mix.</p> <p>It is suggested that the Low impact industry zone be reviewed similarly to provide more flexibility for low impact business uses to</p>	<p>Your submission has been reviewed and no change is recommended.</p> <p>It is not the intention or purpose of the Mixed Use Zone Amendment to review the Servicing, access and parking code. However, this code will be reviewed as part of the development of the new planning scheme, including parking concession rates.</p> <p>Some Mixed use zoned areas allow a very broad range of land uses, even allowing sensitive uses (i.e. schools, childcare centres) to be co-located and in direct conflict with industrial uses. The introduction of different Mixed use precincts provides Council with a mechanism to express the development intent for the various Mixed use areas, and to reduce conflict between uses.</p> <p>Separation distances required from sensitive uses do not protect industrial uses within a predominantly industrial area. Sensitive uses do not belong in industrial areas and it is the purpose of the Enterprise and Industry precincts to protect industrial areas from intrusion by inappropriate uses.</p> <p>The Low impact industry zone will be reviewed as part of the new planning scheme – Logan Plan 2025. Council is currently reviewing industry thresholds as part of this process.</p>

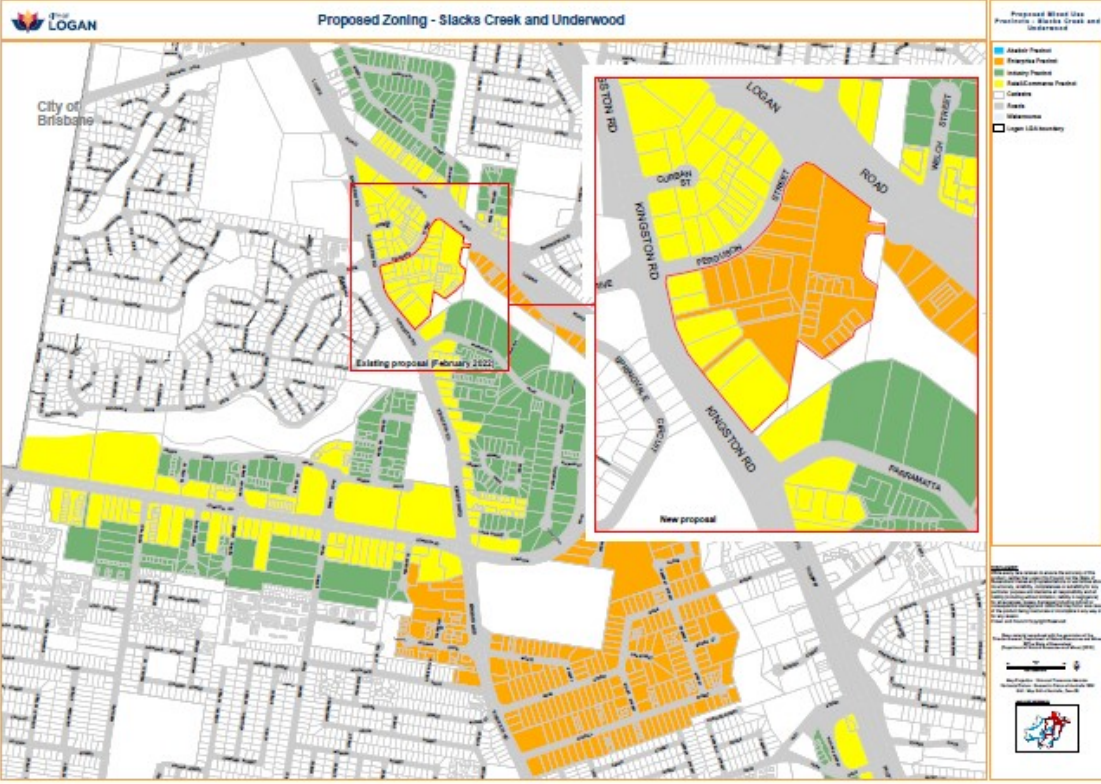
Sub- mission	Issue	Council's response
	co-locate.	
<b>Support the Amendment</b>		
12	<p>The business has been operating in the Harburg Horizon Drive area of Beenleigh since 1992 when it was part of the Gold Coast City Council. The business manufactures cosmetic and pharmaceutical products for use in Australia and overseas. It employs over 50 staff. The proposed change of zoning to Mixed Use (Industry Precinct) is acceptable if it does not jeopardise our ongoing business operations in the area. Our interpretation of planning scheme is that it will not have a negative impact, and in fact is probably a better alignment with our current use. If you think this is not the case and there is a risk to ongoing manufacturing operations, please advise.</p>	<p>Your property in Horizon Drive, Beenleigh is proposed to be included within the Industry precinct. The area along Harburg Drive has an industrial character and has developed as such. It is the intention of the Mixed Use Zone Amendment to maintain this character. The main aim of the Industry precinct is to allow for a range of uses such as low impact industrial uses, service industries and warehouses. Manufacturing forms part of this intention of the Industry precinct.</p> <p>Existing lawful uses may continue to operate. Should you wish to make a change that is not supported by the new precinct, you may make a request to Council to have the proposed development assessed and decided under the old provisions (superseded planning scheme) for a period of one year from the date the zoning change occurs.</p>
18	Strongly support Logan City Council's proposed amendment to the Logan planning scheme 2015-Mixed Use Zone Amendment.	Thank you for supporting the proposed amendment.
60	Support the zone change for Slacks Creek.	Thank you for supporting the proposed amendment.
74	<p>The Enterprise precinct is supported.</p> <p>The proposed amendment does not take into consideration the approved DTMR Mt Lindesay Highway - Johanna Street to South Street upgrades. The amendment to include the area within the Enterprise precinct which anticipates a range of development that generate higher volumes of traffic does not appear to consider the approved Mt Lindesay Highway upgrade works that are currently within the detailed design phase. No amendments are proposed to the road hierarchy or planned trunk roadworks in the LGIP.</p> <p>Consideration should be given to the flood levels required to be achieved for trunk road infrastructure as any roadworks required to these existing trunk roads are not able to achieve the flood levels and therefore, no credits are available for works to the existing trunk road network that should be considered under the LGIP.</p>	<p>Your submission has been reviewed and no change is proposed.</p> <p>The inclusion of the Mixed use zone properties in the Enterprise precinct between Mount Lindesay Highway and Anders Street is supported in the submission. Traffic generation rates for uses in the current zone and that of the proposed precinct are similar, if not potentially less.</p> <p>The Department of Transport and Main Roads is proposing upgrades to the Mount Lindesay Highway, but these upgrades will not impact the proposed Mixed Use Zone Amendment. Direct access to the Mixed use sites will not be permitted from the Mount Lindesay Highway (ie. access must be gained from the local road network). It is not the function of the Amendment to propose changes to the road hierarchy or planned trunk road network in the LGIP. For further information on development requirements and potential development conditions, please seek advice from Council's Development Assessment Branch.</p> <p>It is not the function of the amendment to consider flood levels for trunk road infrastructure and consideration of credits. You are advised to discuss this matter with the relevant Council branches as necessary.</p> <p>Please note that the Amendment mapping uses the property boundaries relevant at the time of issue. The property boundaries have not been updated by the State Government to reflect the DTMR planning and upgrades to the state road network.</p>

Sub-mission	Issue	Council's response
75	<p>The proposed amendment is supported, but the following changes are proposed:</p> <ol style="list-style-type: none"> <li>allow shopping centres in the Retail/commerce precinct, not making it impact assessable;</li> <li>include department stores as a code assessable use.</li> </ol>	<p>Your submission has been reviewed and no change is proposed.</p> <p>This area in Underwood and to the north of Compton Road is proposed to be included in the Retail/commerce precinct. The Retail/commerce precinct supports a range of non-industrial uses, such as offices and shops, showrooms, and research and technology and service industries. The precinct's intent for shops is to be small-scale (200m<sup>2</sup>) and to serve the local workforces' daily needs.</p> <p>New retail uses proposed within this precinct must not undermine the viability centres within the centre hierarchy. Council does not support new centre activities (Principal, Major, District, Local or Neighbourhood centre activities) if not located in a centre. It is not the intention of the Retail/commerce precinct to provide for new shopping centres in this area of Underwood.</p> <p>Any retail applications outside the abovementioned requirements will be impact assessable subject to, amongst other things, an economic needs and impact assessment report.</p>
101	<p>The proposals are logical and overdue. The proposed changes will enhance lifestyles while still encouraging commercial activities and hence local employment.</p>	<p>Thank you for supporting the proposed Mixed Use Zone Amendment.</p>
127	<p>The proposed changes are supported. However, the following refinements are suggested:</p> <ol style="list-style-type: none"> <li>a previous tenant sold and installed four-wheel drive accessories. This business had a showroom and workshop component which was limited to installing the products sold. Will this still be possible within the proposed precinct?</li> <li>previous clients had showrooms, requiring a warehousing component for their operations. Will this still be possible within the proposed precinct?</li> <li>Major electrical infrastructure is inappropriate for the precinct and should be removed.</li> <li>Gymnasiums should be allowed.</li> <li>Places of worship are potentially problematic and incompatible with the precinct. Assessment benchmarks should be provided to ensure that they can be operated only when the context is appropriate.</li> </ol>	<p>Thank you for supporting the proposed Mixed Use Zone Amendment. Your submission's suggestions have been reviewed and no change is recommended.</p> <p>The Mixed Use Zone Amendment includes the area south of Compton Road within the Retail/commerce precinct. The Retail/commerce precinct supports a range of non-industrial uses, such as offices and shops, showrooms, and research and technology and service industries.</p> <p>The following responses are provided for issues raised:</p> <ol style="list-style-type: none"> <li>a workshop component is acceptable and allowed if the main use of the business is retail. An ancillary area of the business can be used to install products sold by the business.</li> <li>a warehousing component is acceptable and allowed if ancillary and subservient to the main use, being a showroom.</li> <li>Major electricity infrastructure is necessary infrastructure in the precinct to support the range of uses anticipated in the precinct.</li> <li>gymnasium (Indoor sport and recreation) is a supported use in the Retail/commerce precinct.</li> <li>Place of worship is compatible with the character and allowable land uses of the Retail/commerce precinct. Place of worship is not compatible with uses supported within the Abattoir and Industry precincts.</li> </ol>

Sub- mission	Issue	Council's response
<b>Status of existing approvals and property rates</b>		
7	<p>The Logan City Council are proposing to change the zoning of the property in Kingston Road, Underwood from Low Impact Industry/Light Industrial to Mixed Use, Retail/Commerce Precinct. We currently operate an automotive mechanical workshop at the premises and would like reassurance that we may still operate this business from this premises legally after the proposed changes have been processed.</p> <p>Please confirm that the rate cents in \$ of \$0.015452, will not increase due to the proposed rezoning.</p>	<p>Your submission has been reviewed and no change is proposed.</p> <p>Your property and the lots fronting Kingston Road in this part of Underwood are included in the Retail/commerce precinct. This area is predominantly retail in nature and this existing character will be reinforced by including the area in the Retail/commerce precinct.</p> <p>In response to your issues, the following comment apply:</p> <p><u>Existing uses</u></p> <p>Existing lawful uses may continue to operate. Should you wish to make a change that is not supported by the new precinct, you may make a request to Council to have the proposed development assessed and decided under the old provisions (superseded planning scheme) for a period of one year from the date the zoning change occurs.</p> <p><u>Rates</u></p> <p>The rates for your property will not change as a consequence of the rezoning. However, differential general rates are calculated using a rateable value and the differential general rate categories. These values will change from time to time for every property in Logan as part of annual budget reviews.</p>
<b>Require more information</b>		
34	<p>Please explain/verify that by the profiling of the precinct to industrial, that this will not preclude the ability/opportunity for businesses that fall under the enterprise category from being approved for use in the industrial precinct. Is there a precedence, over the priority of the zones, like can enterprise precinct businesses operate in industrial, but industrial not be allowed to operate in enterprise?</p>	<p>The Industry precinct supports a range of uses such as low impact industrial uses, service industries and warehouses. The precinct excludes sensitive uses such as childcare centres and schools. The Retail/commerce precinct supports a range of non-industrial uses, such as offices and shops, showrooms, and research and technology and service industries. The Enterprise precinct is a combination of the Industry and Retail/commerce precincts and supports all the mixed uses, excluding the sensitive uses.</p> <p>With adoption of the Mixed Use Zone Amendment, uses will only be supported in the various precincts consistent with the above-mentioned range of allocated uses. Should you wish to make a change to the existing land use that is not supported by the new precinct, you may make a request to Council to have the proposed development assessed and decided under the old provisions (superseded planning scheme) for a period of one year from the date the zoning change occurs.</p>
94	<p>Would like to better understand what possible impact this will have on the site and current business into the future? Can Council offer any guarantee that this will not impact the business negatively.</p>	<p>Your property and the lots fronting Kingston Road in this part of Underwood are included in the Retail/commerce precinct. The Retail/commerce precinct supports a range of non-industrial uses, such as offices and shops, showrooms, and research and technology and service industries.</p> <p>This area is predominantly retail in nature and this existing character will be reinforced by</p>

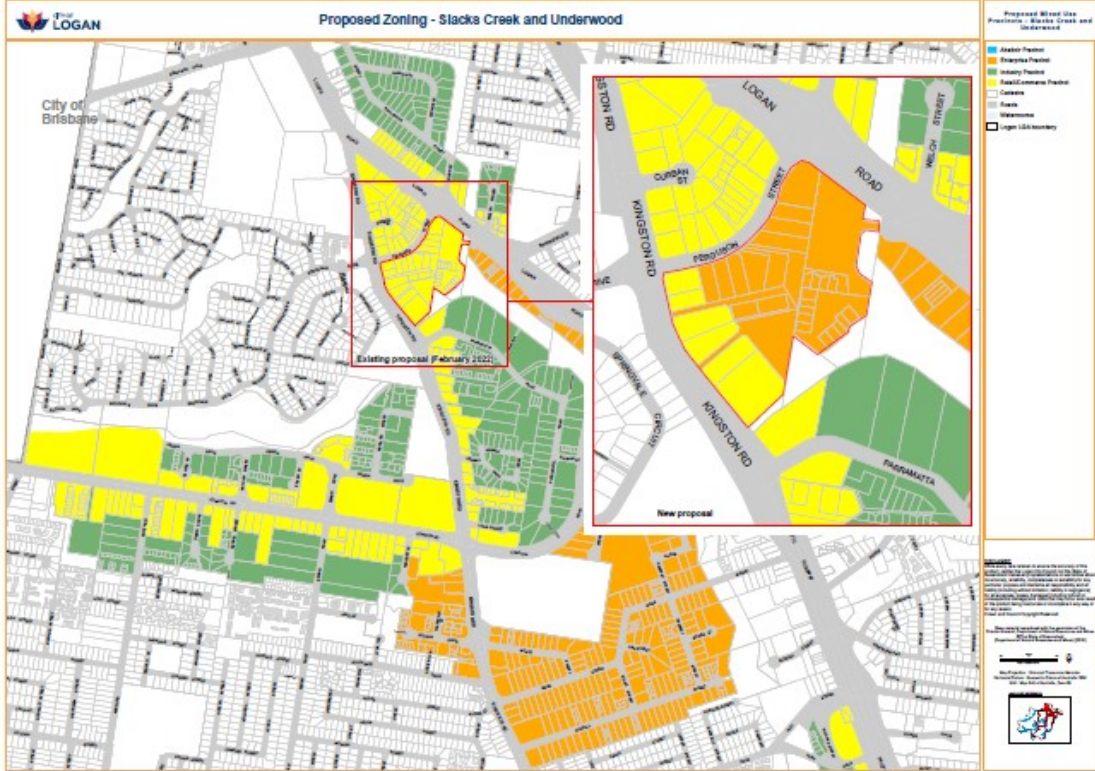


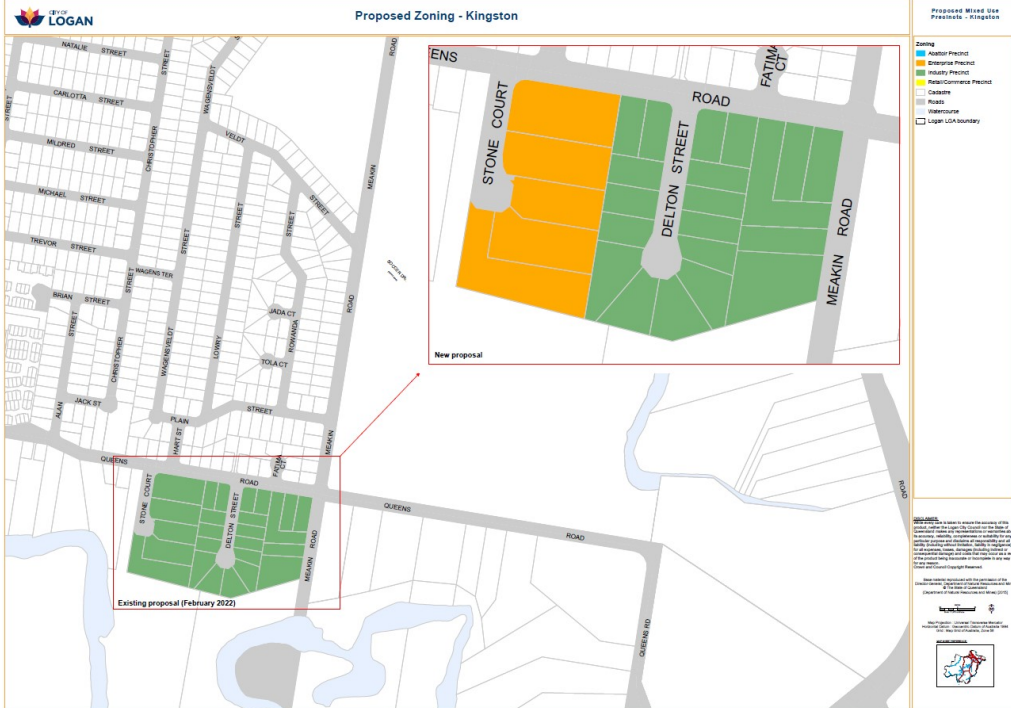
Sub- mission	Issue	Council's response
		<p>including the area in the Retail/commerce precinct.</p> <p>Existing lawful uses may continue to operate. Should you wish to make a change that is not supported by the new precinct, you may make a request to Council to have the proposed development assessed and decided under the old provisions (superseded planning scheme) for a period of one year from the date the zoning change occurs.</p>
<b>Request to change precincts</b>		
37	<p>The Underwood/Slacks Creek area to a large extent associate itself with the motor vehicle industry. The proposed Retail/commerce precinct currently comprises many uses servicing and supporting the motor vehicle industry including motor vehicle repair and servicing. Our property in Ferguson Street Underwood and the adjoining property, repair and service motor vehicle air conditions, radiators, exhaust systems, panel beating and spray painting, tyres and suspension systems. All these uses fall within the "Low industry " definition and are excluded from "Service industry " uses under the proposed Mixed use (Retail/commerce precinct) zone. Rezoning will result in these uses becoming non-conforming, depending upon existing use rights for their existence. Most buildings where these uses are conducted do not lend themselves to a retail/commerce use as proposed. This will cause a decrease in property value and to subsequent demolition and rebuilding at substantial cost to the owner. As part of the proposed rezoning, we ask that the Council consider amending the definition of "Service Industry" to include "Low impact industries" within that definition, or at the very least to add to the definition the motor vehicle service and support uses referred to above.</p>	<p>Your submission has been reviewed and changes are proposed.</p> <p>Your property and other properties in Underwood fronting Ferguson Street to the south were proposed to be rezoned to the Retail/commerce precinct. After reviewing submissions received during the Amendment's consultation period, Council acknowledges that the Enterprise precinct is better suited to the development pattern and character of this area compared to the originally proposed Retail/commerce precinct. Consequently, Council now proposes to rezone your property from Mixed use (Retail/commerce precinct) to Mixed use (Enterprise precinct).</p> <p>The Enterprise precinct supports the greatest range of uses of the four new precincts allowing a variety of 41 uses including low impact industries, service industries, warehouses and industry related and associated retail, showrooms and offices. The Enterprise precinct also restricts sensitive uses, like childcare centres and schools, from locating within areas that are predominantly industrial in nature. See the map on the reverse page for the precinct change as well as the list of supported land uses.</p> <p><b><i>Proposed changes</i></b></p>

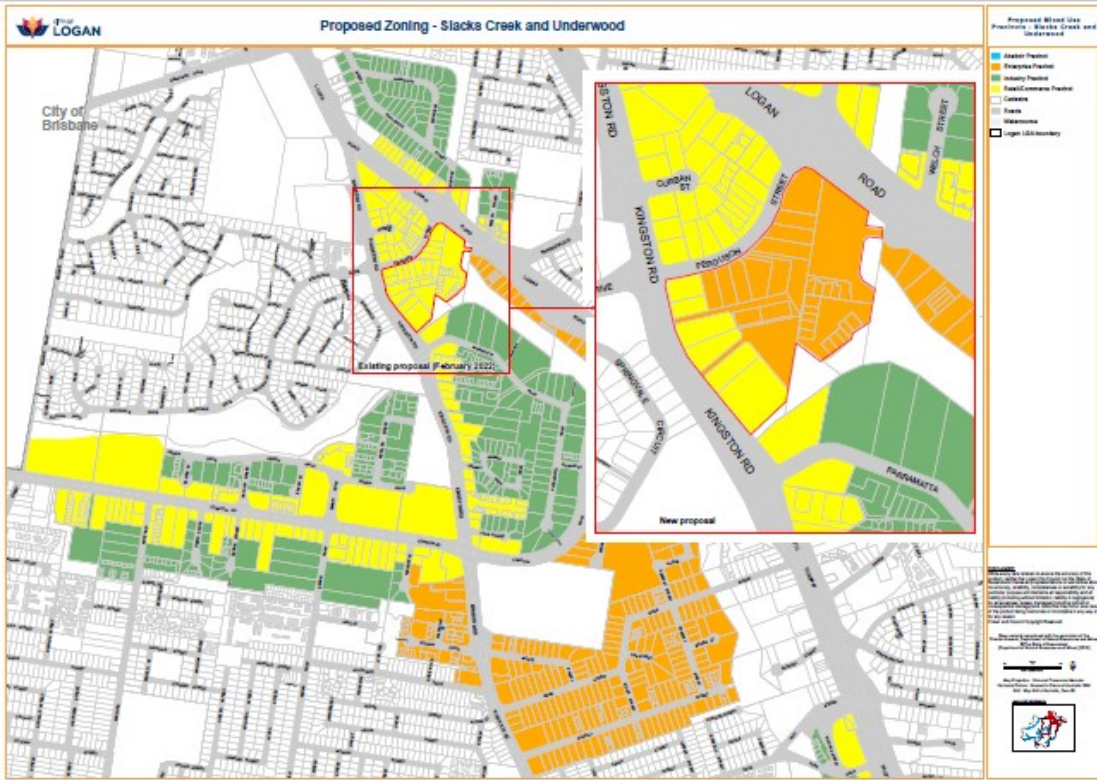
Submission	Issue	Council's response
		
42	<p>We acknowledge the benefits of introducing new precincts and to exclude sensitive uses in the Industry precinct. However, several uses, such as Function facility, Health care services, Hotel, Market, Outdoor sales, etc., will now become impact assessable. The business on the submission's site and other surrounding businesses are not predominantly industrial in nature. The site would like to preserve the ability for future development of the site to retail and Outdoor sales/Showroom uses.</p> <p>The proposed Industry precinct has potential to result in intensification of this area to an industrial nature, where previously it was not for this purpose, and could result in potential for adverse amenity impacts, particularly where located in close proximity to residential. Request the precinct be changed to Enterprise or Retail/commerce for sites fronting Logan River</p>	<p>Your submission has been evaluated and no change is proposed.</p> <p>The businesses south of Logan River Road, Beenleigh adjoining Harburg Drive and Horizon Drive do not have the same exposure as that of the businesses to the north of Logan River Road. The businesses to the south have their backs turned to the road with no or little exposure to Logan River Road. The businesses in the Harburg Drive area have an industrial character and this precinct is allocated based on this development pattern and character of the area and Council's intention to maintain the area as industry. Council acknowledges that a few businesses in the area are not primarily industry. However, after adoption of this amendment, property owners have a period of one year to apply for change of use in accordance with the superseded planning scheme (Logan Planning Scheme 2015 Version 8.1).</p> <p>It is the intention of this amendment to exclude sensitive, such as the ones mentioned in your submission (Function facility, Health care facility, Hotel, Market, Outdoor sales), from locating</p>



Sub- mission	Issue	Council's response
	Road.	<p>in predominant industrial areas.</p> <p>The area is already industrial in nature with few vacant sites. The existing Mixed use zone (with no precinct) already allows Low impact industry. Impacts on the adjoining residential areas due to the allocation of the Industry precinct will therefore remain the same as the current situation.</p>
55	<p>The rezoning of the property in Kingston Rd, Underwood to retail/commercial precinct will destroy the ability for this property to be of future value and earn a fair rental income so I totally object to the rezoning proposal.</p> <p>The background history of the property's uses is sports centre, warehousing of various types, cabinet making, towbar manufacture, mechanical repairs, panel beating, hardware wholesale, and stone masonry. These are the type of tenants that the property is suitable to be leased to.</p> <p>The position of the property is set down a long easement so not suitable for retail as it has no street exposure, this is one of the prerequisites recommended by council to be in the retail/commercial precinct.</p> <p>The property is only good for the above type of uses and needs to be either in the industry or enterprise precinct for it to survive as a viable property that can be rented out to tenants that suit this type of property.</p> <p>All other properties in the area that are not street frontages along Kingston Rd have been zoned industry or enterprise precinct so why is my property singled out as retail/commercial precinct and not industry or enterprise precinct.</p> <p>The property is sandwiched between a concrete batching plant and large plasterboard warehouse which is another reason that the retail/commercial precinct zoning is totally unsuitable for this property.</p>	<p>Your submission has been reviewed and changes are proposed.</p> <p>Your property and other properties in Underwood fronting Ferguson Street to the south were proposed to be rezoned to the Retail/commerce precinct. After reviewing submissions received during the Amendment's consultation period, Council acknowledges that the Enterprise precinct is better suited to the development pattern and character of this area compared to the originally proposed Retail/commerce precinct. Consequently, Council now proposes to rezone your property from Mixed use (Retail/commerce precinct) to Mixed use (Enterprise precinct).</p> <p>The Enterprise precinct supports the greatest range of uses of the four new precincts allowing a variety of 41 uses including low impact industries, service industries, warehouses and industry related and associated retail, showrooms and offices. The Enterprise precinct also restricts sensitive uses, like childcare centres and schools, from locating within areas that are predominantly industrial in nature. See the map on the reverse page for the precinct change as well as the list of supported land uses.</p> <p><b>Proposed changes</b></p>

Submission	Issue	Council's response
		 <p>The map, titled 'Proposed Zoning - Slacks Creek and Underwood', shows a residential area with various colored precincts. A red box highlights a specific area labeled 'Existing proposal February 2021'. Another red box highlights a larger area labeled 'New proposal'. The legend on the right lists precincts: Enterprise Precinct (blue), Industry Precinct (orange), Mixed Use Precinct (yellow), and Mixed Use Precinct (green). Other features include roads like Logan Road, Kingston Road, and Ferintosh Street, and landmarks like the City of Brisbane and Logan. A scale bar and north arrow are also present.</p>
70	<p>Strongly object that the site is included within the Mixed use zone (Industry precinct) as the current Planning Scheme provisions that are in place are consistent with our intended operation to use the site as a Place of worship.</p>	<p>Your submission has been reviewed and changes are proposed</p> <p>Your property was proposed to be rezoned from Mixed use (no precinct) to Mixed use (Industry). The Industry precinct supports a range of uses such as low impact industrial uses, service industries and warehouses.</p> <p>After reviewing submissions received during the amendment's consultation period, Council acknowledges that the Enterprise precinct at Kingston better suits recent development approvals in the area adjoining Stone Court compared to the originally proposed Industry precinct. The Enterprise precinct allows Place of worship and creates a better buffer between the industrial uses and residential uses in the area. Consequently, Council now proposes to rezone your property from Mixed use (Industry precinct) to Mixed use (Enterprise precinct).</p> <p>The Enterprise precinct supports the greatest range of uses of the four new precincts allowing a variety of 41 uses including low impact industries, service industries, warehouses and</p>

Submission	Issue	Council's response
		<p>industry related and associated retail, showrooms, offices and places of worship. See the map on the reverse page for the precinct change as well as the list of supported land uses.</p> <p><b>Proposed changes</b></p>  <p>The map, titled 'Proposed Zoning - Kingston', shows a street grid with several streets highlighted in orange and green. An inset map shows a larger area with 'STONE COURT' and 'DELTON STREET' highlighted. A legend on the right lists zoning types: Enterprise Precinct (orange), Retail/Commerce Precinct (green), and others. The map also shows 'Existing proposal (February 2022)' and 'New proposal'.</p>
71	<p>The proposal will destroy the ability for this property to be of future value to the business or even a fair rental income. The history of the property uses are for a sports centre, warehousing of various types, cabinet making, towbar manufacturing, mechanical repairs, panel beating, etc. The Retail/commerce precinct is unsuitable for this property and changes are requested to include it in either the Industrial or Enterprise precinct.</p>	<p>Your submission has been reviewed and changes are proposed.</p> <p>Your property and other properties in Underwood fronting Ferguson Street to the south were proposed to be rezoned to the Retail/commerce precinct. After reviewing submissions received during the Amendment's consultation period, Council acknowledges that the Enterprise precinct is better suited to the development pattern and character of this area compared to the originally proposed Retail/commerce precinct. Consequently, Council now proposes to rezone your property from Mixed use (Retail/commerce precinct) to Mixed use (Enterprise precinct).</p> <p>The Enterprise precinct supports the greatest range of uses of the four new precincts allowing a variety of 41 uses including low impact industries, service industries, warehouses and industry related and associated retail, showrooms and offices. The Enterprise precinct also restricts sensitive uses, like childcare centres and schools, from locating within areas that are predominantly industrial in nature. See the map on the reverse page for the precinct change as well as the list of supported land uses.</p>

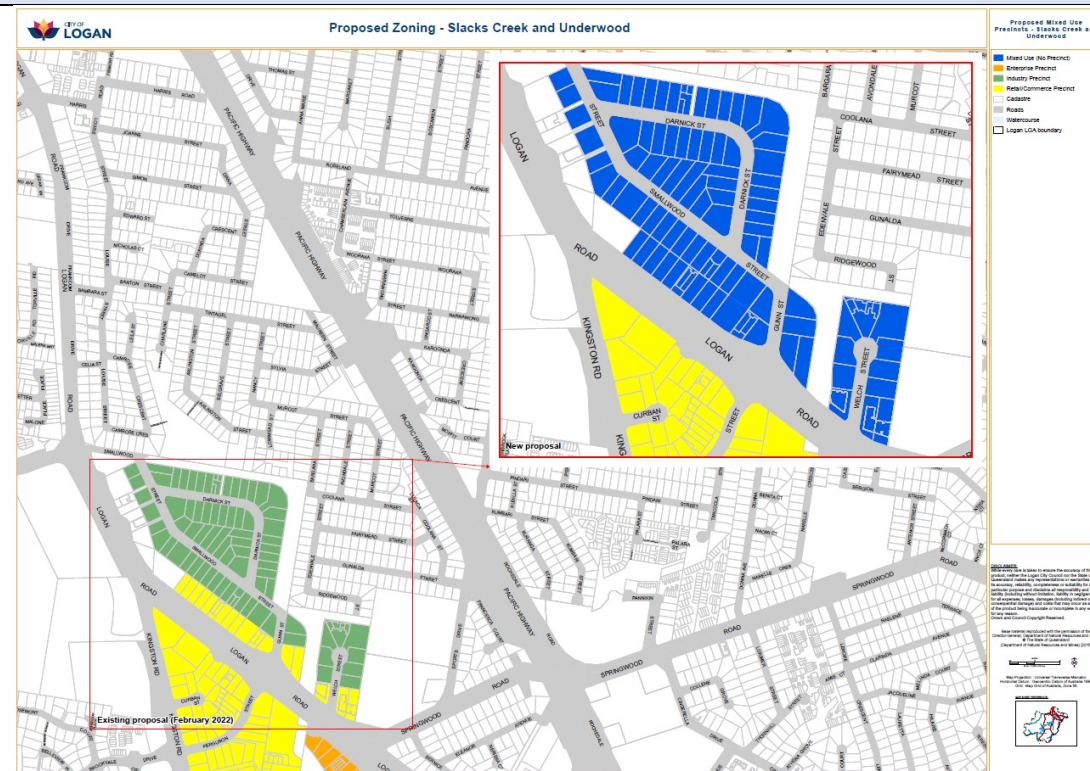
Sub- mission	Issue	Council's response
		<p><b>Proposed changes</b></p> 
95	<p>Under previous planning schemes, this lot has been developed in line with what was deemed to be the highest and best available use of the land, and the building has long been fitted out and operational as a commercial building. The existing development aligns more with the proposed Mixed Use (Enterprise Precinct) zoning and over the past 21 years since our purchase of the building, this location has been the operating premises for businesses and organisations providing valuable and diverse services to the Logan community. Throughout this time, these organisations, including a mental health social services provider, which outgrew its offices at the premises after a 10-year tenancy, and a dental supplies manufacturer downsizing during the Covid-19 pandemic, have provided services, support, and employment opportunities to the Logan Community. Whilst we understand that under the proposed Amendment, existing lawful land uses would continue to be permitted, under the location's proposed Mixed</p>	<p>Your submission has been reviewed and change is recommended.</p> <p>Since commencement of the Mixed Use Zone Amendment, Council has undertaken further investigation and your property, and other properties in the area, are no longer proposed to be rezoned as part of the mentioned amendment and will remain Mixed use (no precinct). These properties are coloured blue in the map.</p> <p>Council is currently developing a new planning scheme and is evaluating the makeup of land uses in our employment areas to generate higher value jobs in Underwood, building on existing investment and to continue to support the needs of our growing city.</p> <p>As part of the exercise Council will be undertaking focused consultation with landowners. It is anticipated for Underwood (properties in blue in the map) that this consultation will occur in the last quarter of 2022.</p> <p><b>Proposes changes</b></p>



Sub- mission	Issue	Council's response
	<p>Use (Industry Precinct) zoning, the ability of such organisations to operate from this location in future would be severely restricted, and the Logan community would be negatively affected as a result.</p>	
102	<p>Consider including the lots in the Retail/commerce precinct of the Mixed use zone. All the existing uses and approvals would then be consistent with the Retail/commerce precinct. As to a transition (buffer) to the proposed Medium impact industry zoning, this is already achieved by the warehouse on sites 486-498, 500-512 Green Road. This precinct reduces some of the potential impacts from the adjacent school and residential homes by not allowing Low impact industry, Transport depot or Warehouse uses on these sites.</p>	<p>Your submission has been reviewed and no change is recommended.</p> <p>Council's endorsed Employment Lands Strategy 2020 indicated an oversupply of Mixed use land and an undersupply of Medium impact industry land. The optimum development and strengthening of the economic (industrial) corridor from Berrinba in the north to Crestmead and Park Ridge in the south, is a strategic objective of Council. The long-term planning vision and intent of the corridor as a key industrial area needs to be protected. This corridor is not only important for Logan, but with new developments already occurring in Park Ridge, it has the potential to become a significant industrial employment cluster in South-East Queensland and as a result the couple of properties within the Mixed use zone fronting Clarke Road in Crestmead are proposed to be included in the Low impact industry zone.</p> <p>All lawful uses remain in place and not affected by the proposed Mixed Use Zone Amendment. In addition to this and after adoption of this amendment, property owners have a period of one year to apply for change of uses in accordance with the superseded planning scheme (Logan Planning Scheme 2015 Version 8.1).</p>

Sub- mission	Issue	Council's response
103	<p>Consider including the lots in the Retail/commerce precinct of the Mixed use zone. All the existing uses and approvals would then be consistent with the Retail/commerce precinct. As to a transition (buffer) to the proposed Medium impact industry zoning, this is already achieved by the warehouse on sites 486-498, 500-512 Green Road. This precinct reduces some of the potential impacts from the adjacent school and residential homes by not allowing Low impact industry, Transport depot or Warehouse uses on these sites.</p>	<p>Your submission has been reviewed and no change is recommended.</p> <p>Council's endorsed Employment Lands Strategy 2020 indicated an oversupply of Mixed use land and an undersupply of Medium impact industry land. The optimum development and strengthening of the economic (industrial) corridor from Berrinba in the north to Crestmead and Park Ridge in the south, is a strategic objective of Council. The long-term planning vision and intent of the corridor as a key industrial area needs to be protected. This corridor is not only important for Logan, but with new developments already occurring in Park Ridge, it has the potential to become a significant industrial employment cluster in South-East Queensland and as a result the couple of properties within the Mixed use zone fronting Clarke Road in Crestmead are proposed to be included in the Low impact industry zone.</p> <p>All lawful uses remain in place and not affected by the proposed Mixed Use Zone Amendment. In addition to this and after adoption of this amendment, property owners have a period of one year to apply for change of uses in accordance with the superseded planning scheme (Logan Planning Scheme 2015 Version 8.1).</p>
137 (second consultation period)	<p>It is unclear if the whole amendment is not proceeding, or just the rezoning proposed in relation to our property. The inclusion of the site within the Retail/commerce precinct provides certainty regarding Council's expectations for uses within our site, and on those directly adjoining, by categorising them into more specific use precincts. The retail/commerce precinct is consistent with the existing land uses along Logan Road which predominantly contain shops and other similar commercial businesses.</p> <p>We strongly support the proposed Retail/commerce precinct for the site because it provides certainty that our site will form part of a continuing precinct along Logan Road of retail and commercial services, it will encourage new businesses into the local area, provide more employment opportunities and will preserve residential amenity and provides a clearer indication of how the suburb of Underwood will look and function in the future.</p> <p>If Council is proposing to no longer progress the amendment in its entirety, we submit that Council should continue progressing the amendment to achieve the purpose of the Employment Lands Strategy. The Logan Plan 2025 is not anticipated to commence until at least 2025 and we consider this delay of implementation as unnecessary and it disregards the time spent by the community participating in the consultation process for this amendment.</p> <p>We request Council to maintain the original proposal to include the site within the Retail/commerce precinct.</p>	<p>Your submission has been reviewed and no change is recommended.</p> <p>Since consultation on the Mixed Use Zone Amendment (the Amendment) started earlier this year, Council undertook further investigations to generate higher value jobs in Underwood. Council is only proposing to remove from the Amendment the part of Underwood identified in blue on the map. The rest of the Amendment to implement the Employment Lands Strategy will continue as originally proposed. As a result, the properties in blue in the map will not be included in the Retail/commerce precinct and will remain Mixed use (no precinct). The Mixed Use Zone allows 38 different uses, including shops and offices.</p> <p>Council will undertake focused consultation with those landowners (properties in blue in the map) in the last quarter of 2022 and you and other property owners will have opportunities to provide input and help shape the future of the area.</p>

Sub- mission	Issue	Council's response
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**Social impacts**

38	<p>Concerns about chemical and odour pollution, hooning, robberies and crime in the area. Council needs to protect our wildlife and keep our waterways clean and healthy for the enjoyment of future generations.</p>	<p>Thank you for the submission. Your property fronting the Service Road (Pacific Highway) in Slacks Creek has been included in the Enterprise precinct. The Enterprise precinct is the broadest of the four new Mixed use precincts allowing a variety of 41 different uses such as industrial, service industries, warehouses and industry related and associated retail, showrooms and offices.</p> <p>You have raised general issues and your comments are noted. Queensland Police will assist you regarding your concerns about crime in the area. It is one of the goals of Council and the planning scheme to protect our wildlife and natural environment.</p>
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**Movement network and parking problems**

67	<p>The new zoning should be carefully researched to limit the (parking) problems already experienced since the existing zoning (Mixed use) was introduced.</p> <p>The council should research the original Approvals, the Body</p>	<p>Your submission has been reviewed and no change is recommended.</p> <p>Your property and other properties fronting St Jude Court and Eastern Road, as well as the properties to the south of Enterprise Way in Browns Plains have been included in the Enterprise precinct. The Enterprise precinct is the broadest of the four new Mixed use</p>
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Sub-mission	Issue	Council's response
	Corporate registered By-Laws which have been very effective in our property management.	<p>precincts allowing a variety of 41 different uses such as industrial, service industries, warehouses and industry related and associated retail, showrooms and offices.</p> <p>Within the Enterprise precinct sensitive uses, such as schools, childcare centres are excluded. These uses in many instances generate high traffic volumes with associated problems. As part of Council's process to draft a new planning scheme for Logan by 2025, all policies will be reviewed, updated and improved. Your comment about parking problems is noted. Council has already commenced a review of the Service, access and parking code. This code prescribes, amongst other things, the minimum parking requirements for business.</p>

## Allow more residential in Mixed use

83	<p>Permitting residential land uses within the Mixed Use Zone is vital to the core function of this zone and brings several benefits including:</p> <p>Residential land uses can often improve the likelihood of a mixed-use development being commercially viable, particularly when in the configuration of retail at ground level and apartments above. Properties located in the Mixed Use Zone are often closely located to other services including community uses and public transport which is ideal for future residents. Retail tenants may benefit from repeat customers when multiple dwellings are constructed in mixed use development due to the high level of convenience shopping for nearby residents.</p> <p>Recommends that the current provisions that permit a Multiple Dwelling as a Code Assessable land use in the Mixed Use Zone are maintained</p>	<p>Your submission has been reviewed and no change is recommended.</p> <p>Logan's Mixed use zone differs from the traditional understanding of mixed use. For most local government planning schemes, mixed use is associated with primarily residential uses in combination with retail and commercial activities. The only residential uses supported by the Logan Planning Scheme 2015 in the Mixed use zone are hotels and short-term accommodation.</p> <p>The residential issues raised in the submission is supported in principle. However, it was not the intention of the Mixed Use Zone Amendment to expand the current LPS2015 list of allowable uses, but rather to rationalise the existing list into four different precincts based on the development pattern and character of the different areas. As part of the drafting of the new planning scheme (Logan Plan 2025) Council will investigate options for traditional mixed use development.</p>
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## Better protection for Abattoir precinct

78	<p>The submission highlighted the importance and contribution of the abattoir to the Logan community and how the Logan Planning Scheme 2015 aims to protect the ongoing operation of the Teys abattoir. The submission supports the intention of the Mixed Use Zone Amendment to include the abattoir in its own precinct in principle, but with amendments to better protect the abattoir and to ensure the abattoir's continued operation as a key regional employer. The following changes are proposed:</p> <p>a. the expansion of the Abattoir precinct to encompass land owned by Teys on Lots 123, 124 and 127 in SP174628 (including the western side of Teys Road), Lot 122 on W31722</p>	<p>Your submission has been reviewed and some changes are proposed.</p> <p>The Abattoir precinct cannot be extended to encompass all land owned by Teys on Lots 123, 124 and 127 in SP174628 (including the western side of Teys Road), Lot 122 on W31722 and Lot 2 on RP46665. A further application is required to extend the existing abattoir approval over adjoining sites. Further information should be sought from Council's Development Assessment branch should this be the case.</p> <p>Lots 4, 5,6,7,8,9,10 on RP106788, and Lot 1 on RP161971 remain in the Enterprise precinct with an amendment to add a new Performance Outcome to address concerns regarding the additional uses mentioned in your submission. New PO15 will require that a land use, other than a sensitive land use, on Lots 4, 5,6,7,8,9,10 on RP106788, and Lot 1 on RP161971 does not adversely affect the ongoing operation of the High impact industry (being the Teys abattoir</p>
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Sub- mission	Issue	Council's response
	<p>and Lot 2 on RP46665.</p> <p>b. Lots 6,7,8,9,10 on RP106788, and Lot 1 on RP161971 be changed from the Enterprise precinct to the Industry precinct. This will restrict the additional developments listed under the Enterprise precinct. Some of these uses are not classified as sensitive uses under the existing scheme definitions and pose a tangible risk to adversely affecting the ongoing operation of the abattoir. The uses are: Adult store, Bar, Club, Community use, Function facility, Indoor Sport and Recreation, Market, Office, Outdoor sales, Outdoor Sport and Recreation, Place of Worship, Sales Office, Short term accommodation, Show Room, Veterinary service.</p>	<p>and associated uses) located in the Abattoir precinct.</p>

## Meadowbrook Masterplan

8	<p>Properties 51-55 Ellerslie Road MEADOWBROOK QLD 4131, Lot 44 SL 12628 and 39 Logan Motorway MEADOWBROOK QLD 4131, Lot 27 SP 236628 used to be TMR roads with infrastructure and community facilities zoning as per 2015 Planning Scheme. It has been requested and is now being requested again for it to be more appropriately zoned e.g. mixed use zone in line with adjoining lots. Also, Map 8: Meadowbrook and Kingston precinct map published in the explanatory report when zoomed in, show the back lot (known as 39 Logan Motorway) incorrectly as Road instead of a freehold lot. Both these lots should have been reflecting the appropriate zoning e.g. mixed-use when the road was closed and land tenure was converted to Freehold lots around 2016 or earlier. I have been waiting for this amendment package for 4 year+ and am disappointed that it has not been included already. Looking forward to getting this fixed through the amendment process as a matter of priority.</p>	<p>Your submission has been reviewed and no change is recommended.</p> <p>The proposed change does not fit within the scope of the amendment as expressed in the Amendment purpose. It will be dealt with in Logan Plan 2025.</p>
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