

Summary of Changes

Version 9 - Logan Planning Scheme 2015

Introduction

This guide provides a summary of the key changes introduced as part of Version 9 of the Logan Planning Scheme 2015, commencing Monday 6 February 2023 and [superseding Version 8.1](#).

Version 9 of the planning scheme gives effect to 4 major amendments and 1 administrative amendment outlined in the table below. Further detail is available in the [‘What’s changing’](#) section.

Amendment	Purpose
Health Care Service Amendment	To better guide the location, design and operation of Health care services (like medical centres and dental clinics) to improve amenity.
Housing and Lot Diversity Amendment	To better preserve the character of the city’s residential areas and deliver greater housing diversity (more choice).
Major Planning Scheme Amendment 2021	To make a range of changes to reflect community expectations, including in the design and location of childcare centres, how we store and collect waste, how we manage the impacts of construction (erosion, sediment) and the social and health impacts of alcohol and gaming machines.
Mixed Use Amendment	To provide greater certainty about employment land (in mixed use and industrial zones) in Logan to support jobs and opportunities for business.
Administrative Amendment 2021	To make administrative amendments which correct spelling, grammatical or mapping errors, address redundant or outdated terms or links, correct inconsistencies in numbering or references.

About the Logan Planning Scheme

Queensland’s planning legislation ([Planning Act 2016](#)) sets out a framework of policies and plans at state, regional and local levels to manage land use planning (what goes where), the assessment of proposed development and related matters. The Logan Planning Scheme 2015 is the instrument which governs these matters in the City of Logan. It guides the way our city grows and the delivery of important infrastructure (like roads, water, parks etc.) to service that growth. It also helps us protect what our community values (like safety and our environment).

What's changing?

The key changes are summarised in the diagram below for the major amendments, and then described in the table below.



Change and parts affected	Description (reasons, impact)
Health care service amendment Affects Part 5 (Tables of Assessment), Part 6 (Zone codes), Part 7 (Local plan codes), Part 9 (Development codes), Schedule 1 (definitions), Schedule 6 (planning scheme policies)	<p>This amendment introduces a new Health care service use code. In residential areas, this will limit the locations where these services are supported (to be near higher order roads) and impose requirements on hours of operation, landscaping, design and visual amenity. These changes are intended to mitigate impacts on the community (e.g. from traffic, parking and noise).</p> <p>The code also introduces a definition for 'pharmacotherapy clinic' (services treating drug dependence) and criteria which include separation distances from incompatible land uses (such as residential activities), minimum waiting room sizes and mechanical surveillance requirements.</p> <p>There are no property zoning changes in this amendment.</p> <p>For further detail please see the Health Care Service Amendment Explanatory Report (PDF, 2.1MB).</p>
Housing and lot diversity amendment Affects Part 3 (Strategic Framework), Part 5 (Tables of	<p>Council completed the Logan Housing Study in October 2020, which identified that subdivisions are resulting in new lots smaller than intended, due to the definition of average lot size including constrained areas, roads, parks, etc. The outcomes of housing choice and density are not being consistently achieved. This amendment removes the use of 'average lot</p>

<p>assessment), Part 6 (Zone codes), Part 7 (Local plan codes), Part 9.4.6 (Subdivision code), Schedule 1 (Definitions), Schedule 6 (Planning scheme policies)</p>	<p>size' entirely, and in some residential precincts to revise minimum lot sizes. Frontage requirements have also been adjusted, with provisions to achieve a noticeable variety of lot widths in larger scale residential developments (where 10 or more lots are created).</p> <p>Similarly, the definition of 'equivalent dwellings' is also being applied in ways that result in lower levels of assessment, and do not support housing diversity. Through this amendment, for the purpose of calculating density for Dual occupancies (two households on a single lot or sharing common property), 'equivalent dwellings' no longer applies (that is, one dwelling will equal one dwelling regardless of the number of bedrooms).</p> <p>There are no property zoning changes in this amendment.</p> <p>For further detail please see the Housing and Lot Diversity Amendment Explanatory Report (PDF, 3.5MB).</p>
<p>Major planning scheme amendment 2021</p> <p>Affects Part 3 (Strategic Framework), Part 5 (Tables of assessment), Part 6 (Zone codes), Part 7 (Local Plan codes), Part 8 (Overlay codes), Part 9 (Development codes), Schedules 1,2 and 5, Schedule 6 (Planning Scheme Policies) and Appendix 1 (Abbreviations)</p>	<p>Policy features of the Major Planning Scheme Amendment 2021 include:</p> <ul style="list-style-type: none"> • zoning changes in Cedar Vale, Chambers Flat, Cornubia, Hillcrest, Loganholme and Underwood; • introducing a new use code for Childcare centres to ensure they are located on higher order roads and designed to ensure traffic safety and amenity, and be complementary to their surroundings (in terms of setback, built form, landscaping, acoustic measures, etc.); • improved guidance for the storage and collection of waste; • new erosion and sediment control requirements to better manage the impacts of construction and minimise disturbance for neighbours; • better management of the social and health impacts of development involving the serving of alcohol or provision of gaming machines; • ensuring out-of-centre commercial development (such as Service stations) demonstrates community need and economic need where appropriate; • consolidation of requirements for Dwelling houses to remove undue regulation; • improved management of emissions such as vibration and glare;

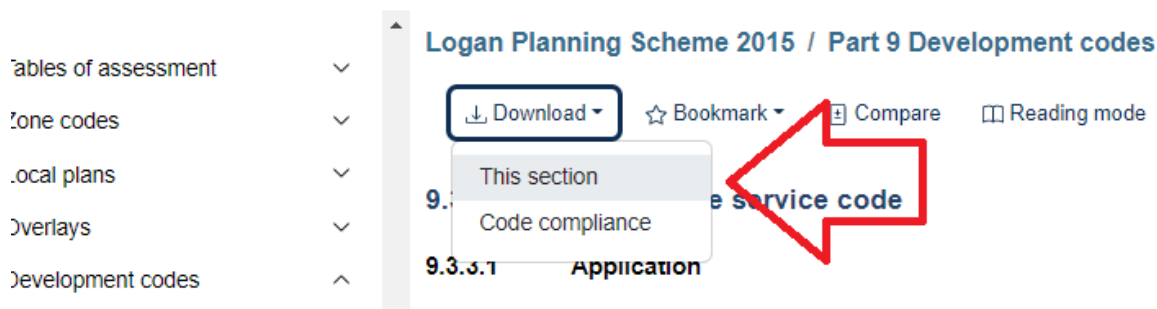
	<ul style="list-style-type: none"> removing concessions in car parking requirements for uses where patrons are unlikely to use public transport (such as garden centres, hospitals, vets); safeguarding and enriching amenity in both residential and non-residential settings. <p>For further detail and a list of properties impacted by zoning changes in this amendment, please see the Major Planning Scheme 2021 Amendment Explanatory Report (PDF, 13.1 MB).</p>
<p>Mixed use zone amendment</p> <p>Affects Part 3 (Strategic Framework), Part 5 (Tables of Assessment), Part 6 (Zone codes), Schedule 2 (zoning maps)</p>	<p>Within the Mixed use zone there are areas with varied land uses, character or development patterns, which are now different precincts to promote business confidence.</p> <ul style="list-style-type: none"> Industry - accommodates industrial uses and excludes sensitive uses (such as childcare centres, community care centres, schools). Retail/commerce – accommodates industry-associated and related retail showrooms, offices and research, technology and service industries. Enterprise - accommodates a diverse range of mixed uses consisting of industrial and associated/related retail (i.e. a combination of the Industry and Retail/commerce precincts). Abattoir - accommodates the Teys abattoir, which is a High impact industry located in Holmview, to ensure its continued operation as a key regional employer in Logan. <p>This amendment also rezones some Mixed use zoned land and Low impact industry zoned land in the Crestmead industrial area fronting Green Road to Low and Medium impact industry respectively. This change will protect and attract similar uses already in the area, and is in accordance with recent development approvals.</p> <p>For further detail and a list of properties impacted by zoning changes in this amendment, please see the Mixed Use Zone Amendment Explanatory Report (PDF, 12.8MB).</p>
<p>Administrative amendment</p> <p>Affects various parts</p>	<p>This amendment makes very minor changes which correct layout, alignment, punctuation, hyperlinks and numbering. There is no change to the content or effect of the planning scheme or related policies arising from this amendment.</p>

For further detail please see the [Administrative Amendment 2021 – Amendment Instrument](#) (PDF, 1.4MB).

To see further detail you can:

- 1) Use the [Logan ePlan](#), which is an online viewer for the Logan Planning Scheme and includes an option to download/print sections of the scheme and the code compliance tables for use in development assessment, as illustrated below;

Logan Planning Scheme 2015



and/or

- 2) Download the explanatory report for any of the amendments, linked into the table above. The explanatory report outlines in detail all of the changes made and the reasons for them. It includes links to the affected maps and figures (in PDF). The explanatory reports for all amendments to the planning scheme are available on Council's website: visit logan.qld.gov.au, search for '[amendments and feedback](#)' and then view the list of amendments adopted and commenced.

Please note: While all reasonable care has been taken, Logan City Council does not warrant the accuracy or completeness of this summary. Please refer to the detailed information provided in the Explanatory Report for each amendment, linked into the table above.

Further information and help

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