# Part 3 Strategic Framework

## 3.1 Preliminary

1. The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs in the planning scheme area for the life of the planning scheme.
2. Mapping for the strategic framework is included in Part 3 and Schedule 2 - Mapping, of the planning scheme.
3. For the purpose of describing the policy direction for the planning scheme, the strategic framework is structured in the following way:
    a. the strategic intent;
    b. the following eleven themes that collectively represent the policy intent of the scheme:
        i. settlement pattern;
        ii. residential;
        iii. centres;
        iv. employment;
        v. community;
        vi. rural;
        vii. natural environment;
        viii. natural hazards;
        ix. design, place making and amenity;
        x. transport;
        xi. infrastructure;
    c. the strategic outcome(s) proposed for development in the planning scheme area for each theme;
    d. the element(s) that refine and further describe the strategic outcome(s);
    e. the specific outcomes sought for each or a number of elements.
4. Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme.

## 3.2 Strategic intent

1. By 2031, Logan reflects the spatial elements identified in Figure 3.1 - Strategic intent and will accommodate over 420,000 people and 130,000 jobs.

### 3.2.1 Settlement pattern

1. The settlement pattern comprises the urban footprint, the Future urban area, the Priority development area, the Regional landscape and rural production area and the Rural living area identified on SFM-01.00 Strategic framework map.

### 3.2.2 Residential

1. Over 70,000 new dwellings are built in Logan between 2009 and 2031. Residential development provides a range of housing sizes, types and tenures. Residential density is provided at an intensity that is compatible with the local context, public transport provision and infrastructure capacity. Specialised residential accommodation is provided to meet the needs of those with special accommodation needs. Rural residential development continues to provide a lifestyle housing choice in Logan.

### 3.2.3 Centres

1. Logan has a hierarchy and network of interrelated centres comprising principal centres, major centres, district centres, neighbourhood centres, and specialised centres. Centres are vibrant, accessible and integrated places.

### 3.2.4 Employment

1. 50,000 new jobs are provided in Logan between 2009 and 2031. Logan has a strong, resilient and diversified economy based on Logan's locational advantages to provide high levels of employment growth to achieve 65 percent employment self-containment by 2031. Employment areas facilitate business and industry in locations that provide employment close to where people live. Natural economic resources are protected and managed sustainably so they provide an ongoing social, environmental and economic benefit to the region.

### 3.2.5 Community

1. Logan's community is well serviced and supported by community infrastructure. Open space and recreation uses and facilities are provided throughout Logan to meet the needs of the community. Local culture, heritage, and character is protected and enhanced to reinforce local community identity. Logan is a highly liveable city where development supports the wellbeing of Logan's diverse, multicultural community.

### 3.2.6 Rural

1. Rural land, including Agricultural Land Classification Class A and Class B land, continues to support sustainable rural production and the diverse activities associated with an active rural economy, providing social, economic and environmental benefits to the region. A range of rural enterprises complement rural production and provide employment, economic development and ancillary tourism opportunities on rural land.

### 3.2.7 Natural environment

1. The natural environment is protected and enhanced. No net loss of biodiversity and ecological values is achieved by protecting and enhancing flora and fauna species, large viable areas of habitat and connecting corridors, vegetation, waterways, wetlands and ridgelines and a sustainable and viable population of koalas. The ecosystems of waterway corridors, wetlands, and their riparian areas are protected and enhanced.

### 3.2.8 Natural hazards

1. People and premises are protected from and are resilient to the potential risks associated with natural hazards. Greenhouse gas emissions, and the community's reliance on greenhouse gas emitting energy sources, are reduced. Acid and metal contaminants do not adversely affect the natural and built environment, and human health and safety.

### 3.2.9 Design, place making and amenity

1. Logan has a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible. The built and natural environment provides people with a high level of amenity, where the qualities of the environment enhance the physical and social wellbeing of people.

### 3.2.10 Transport

1. Development is designed to encourage walking, cycling and the use of public transport, and reduce reliance on private vehicles. High quality pedestrian and cycle infrastructure is provided in locations of good accessibility. An efficient public transport network is provided and integrated with development. An efficient road hierarchy and network is provided and integrated with development.

### 3.2.11 Infrastructure

1. Efficient, cost effective, functional and sustainable infrastructure networks are provided and integrated with development. Key infrastructure sites and corridors are protected. Stormwater is managed in accordance with total water cycle management and water sensitive urban design principles. Waste is reduced to the greatest extent practicable, and managed and disposed of sustainably.

## 3.3 Settlement pattern

### 3.3.1 Strategic outcomes

1. The urban footprint, as identified on SFM-01.00 Strategic framework map:
   a. provides high quality places for people to live, work, learn and play;
   b. accommodates predominantly urban development;

Editor's note - Urban development includes housing, industry, business, infrastructure, community facilities and urban open space.

   c. includes land that may not be suitable for urban development.

Editor's note - The urban footprint contains important environmental areas, constrained land and other areas that because of their character may not be suitable for urban development.

2. The Future urban area, identified on SFM-01.00 Strategic framework map, accommodates greenfield development that is to be comprehensively planned to provide well integrated and serviced new communities.
3. The Priority development areas, identified on SFM-01.00 Strategic framework map is developed in accordance with the gazetted development schemes for the area.
4. The Regional landscape and rural production area identified on SFM-01.00 Strategic framework map, is an expansive non-urban area with a non-urban character.
5. The Rural living area identified on SFM-01.00 Strategic framework map comprises integrated rural residential communities.

Editor's note - The urban footprint is the urban area for the purpose of section 1.5(1)(a) of the South East Queensland Regional Plan 2009-2031 State planning regulatory provisions.

### 3.3.2 Element - Urban footprint

#### 3.3.2.1 Specific outcomes

1. Urban development is located in the urban footprint identified on SFM-01.00 Strategic framework map.
2. Premises in the urban footprint that is identified in a non-urban type zone retains a non-urban character.

Editor's note - A non-urban type zone comprises the Environmental management and conservation zone, Recreation and open space zone, Rural residential zone or Rural zone.

### 3.3.3 Element - Future urban area

Editor's note - The Future urban area is a part of the urban footprint.

#### 3.3.3.1 Specific outcomes

1. Park Ridge in the area identified on Figure 3.2 - Park Ridge plan area is developed in accordance with:
   a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.3 - Park Ridge land use area to provide:
      i. a residential community of over 30,000 people;
      ii. over 13,000 jobs;
      iii. a district centre, a local centre and up to eight neighbourhood centres;
      iv. a range of infrastructure;
      v. environmental areas and corridors;
      vi. an integrated movement network;
   b. the sequence of development:
      i. identified on Figure 3.4 - Park Ridge development sequencing area; or
      ii. identified on a plan for the area approved by the local government that:
         A. provides for the orderly and efficient provision and integration of land use and infrastructure;
         B. ensures the integrated provision of all infrastructure networks.
2. Park Ridge outside the area identified on Figure 3.2 - Park Ridge plan area is not developed until detailed land use and infrastructure planning has been completed for the area and approved by the local government.
3. Bahrs Scrub is developed in accordance with:
   a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.5 - Bahrs Scrub Local Development Area Plan to provide:
      i. a residential community of over 10,000 people;
      ii. a local centre;

iii. a range of infrastructure;
iv. environmental areas and corridors;
v. an integrated movement network.
b. a sequence of development approved by the local government that:
i. provides for the orderly and efficient provision and integration of land use and infrastructure;
ii. ensures the integrated provision of all infrastructure networks.

4. The Flinders development area identified on Figure 3.6 - Flinders is not developed until detailed land use and infrastructure planning has been completed for the area and approved by the local government.
5. The area north of Jimboomba identified on Figure 3.7 - Jimboomba North is not developed until detailed land use and infrastructure planning has been completed for the area and approved by the local government.
6. Logan Reserve is developed in accordance with:
   a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.8 - Logan Reserve land use area to provide:
      i. a residential community of about 23,000 people;
      ii. neighbourhood centres;
      iii. a range of infrastructure;
      iv. environmental areas and corridors;
      v. an integrated movement network.
   b. a sequence of development approved by the local government that:
      i. provides for the orderly and efficient provision and integration of land use and infrastructure;
      ii. ensures the integrated provision of all infrastructure networks.
7. Park Ridge South and Chambers Flat are developed in accordance with:
   a. the integrated and orderly pattern of land use and infrastructure networks identified on Figure 3.9 - Park Ridge South and Chambers Flat land use area to provide:
      i. a residential community of about 13,000 people;
      ii. neighbourhood centres;
      iii. a range of infrastructure;
      iv. environmental areas and corridors;
      v. an integrated movement network.
   b. a sequence of development approved by the local government that:
      i. provides for the orderly and efficient provision and integration of land use and infrastructure;
      ii. ensures the integrated provision of all infrastructure networks.

### 3.3.4 Element - Priority development area (PDA)

Editor's note - The Priority development area is a part of the urban footprint.
Editor's note - The Priority development area directly corresponds to the area of the Priority development areas under the *Economic Development Act 2012*.

#### 3.3.4.1 Specific outcomes

1. Greater Flagstone, identified in Figure 3.10 - Greater Flagstone, is developed in accordance with the gazetted development scheme for the area.
2. Yarrabilba, identified Figure 3.11 - Yarrabilba, is developed in accordance with the gazetted development scheme for the area.

Editor's note - The development scheme for Greater Flagstone was gazetted on 8 October 2011. The development scheme for Yarrabilba was gazetted on 8 October 2011.

### 3.3.5 Element - Regional landscape and rural production area

#### 3.3.5.1 Specific outcomes

1. The Regional landscape and rural production area has non-urban character defined by:
   a. rural, rural residential, tourism, environmental and outdoor recreation uses;
   b. the predominance of natural landscape over buildings and structures;
   c. limited, dispersed buildings and structures that are integrated with the natural landscape.
2. The Regional landscape and rural production area accesses community infrastructure and services from the urban footprint.
3. Rural communities are to access urban services such as retail, commercial and community uses from the rural towns in the urban footprint such as Jimboomba and Logan Village and these services are not to be provided in the Regional landscape and rural production area.
4. The Regional landscape and rural production area has a minimum lot size of 100 hectares.

### 3.3.6 Element - Rural living area

Editor's note - The Rural living area corresponds to the Rural living area under the South East Queensland Regional Plan 2009-2031.

#### 3.3.6.1 Specific outcomes

1. The Rural living area has a rural residential character defined by:
   a. dwelling houses on large lots;
   b. the predominance of the natural landscape over buildings and structures;
   c. buildings and structures that are integrated with the natural landscape.
2. The rural living area accesses community infrastructure and services from the urban footprint.
3. Rural communities are to access urban services such as retail, commercial, and community uses from the rural towns in the urban footprint such as Jimboomba and Logan Village and these services are not to be provided in the rural living area.
4. The Rural living area is the only location for rural residential subdivision outside the urban footprint.

## 3.4 Residential

### 3.4.1 Strategic outcomes

1. Logan has a sufficient housing supply and has a range of housing sizes, housing types and housing tenures to:
   a. meet the community's projected housing needs;
   b. create socially diverse neighbourhoods.

2. Residential density is of an intensity compatible with the local context, public transport provision and infrastructure capacity where:
    a. medium or high density residential development is provided:
        i. in centres and areas of good public transport accessibility and infrastructure capacity;
        ii. where compatible with the intended character of the area;
    b. low density residential development is provided:
        i. in locations of limited public transport accessibility or infrastructure capacity; or
        ii. where consistent with the intended subdivision pattern, built form, and character of the area.

Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.

3. Logan has sufficient specialised residential accommodation to meet the needs of those people in the community that have special residential accommodation needs.

Editor's note - Specialised residential accommodation includes Retirement facilities, Residential care facilities, Community residences, Relocatable home parks and Rooming accommodation.

4. Rural residential development provides a lifestyle housing choice in Logan.

### 3.4.2 Element - Housing supply and diversity

#### 3.4.2.1 Specific outcomes

1. A range of lot sizes and dwellings types including traditional housing, small lot housing, dual occupancy, auxiliary unit living, and terrace houses are provided to create diverse neighbourhoods with a range of household types.
2. A variety of accommodation units including studio, one bedroom units and two bedroom units are provided in centres and locations of good public transport accessibility to meet the needs of small and single person households.
3. Affordable housing and adaptable housing is provided throughout Logan to meet community needs.

### 3.4.3 Element - Density

#### 3.4.3.1 Specific outcomes

1. Residential density is in accordance with the intent of the relevant zone except that higher density development might be provided on premises, other than in a local plan area, in a lower density residential zone or Emerging community zone with sufficient infrastructure capacity:
    a. that:
        i. fronts a road on the transit oriented development corridor as identified in Figure 3.12 - Transit oriented development; or
        ii. is in a walkable catchment of a transit oriented development hub as identified in Figure 3.12 - Transit oriented development; or
    b. where:
        i. environmental land or community infrastructure is secured for public benefit; or
        ii. affordable housing or adaptable housing is secured;
    c. transitions to be compatible with an adjoining lot in a Residential zone category land.

Editor's note - Securing environmental land, community infrastructure, or affordable housing for public benefit may involve transferring the asset into public ownership or into the ownership of a not for profit service provider.

2. Residential development:
    a. provides a high quality built form;
    b. creates high quality public open space;
    c. provides a mix of housing types;
    d. creates a diverse mix of lots.

3. Reconfiguring a lot results in:
    a. lots that are of an appropriate size and dimension to suit their intended use and complement the intended character and pattern of development in the surrounding area;
    b. a diverse lot mix with appropriate sizes and frontages that facilitate a range of housing types.

Note - Where development is proposed in the Small lot precinct, Suburban precinct or Village precinct of the Low density residential zone, section 6.2.5.2 - Purpose of the Low density residential zone code sets out the intended character of each precinct.

### 3.4.4 Element - Specialised residential

#### 3.4.4.1 Specific outcomes

1. Retirement facilities, Residential care facilities and Community residences:
    a. provide or have good access to transport and community services;
    b. may be located throughout the urban footprint.
2. Relocatable home parks:
    a. provide or have good access to transport and community services;
    b. are designed to:
        i. create a safe, accessible residential environment;
        ii. provide a range of community and recreation facilities.
3. Rooming accommodation is provided in centres and areas that have good access to public transport and community services.

### 3.4.5 Element - Rural residential

#### 3.4.5.1 Specific outcomes

1. Rural residential subdivision is located only:
    a. in the Rural living area identified on SFM-01.00 Strategic framework map; or
    b. in the urban footprint where:
        i. the premises is subject to physical constraints that limit the more intensive development of the premises; or
        ii. consistent with the intended character of the area.
2. The character and amenity associated with a rural residential use is compatible with:
    a. Rural activities (other than Aquaculture and Intensive animal industry) in the Cottage rural precinct;

b. Residential activities where on land that is not in the Cottage rural precinct.

## 3.5 Centres

### 3.5.1 Strategic outcomes

Editor's note - Greater Flagstone and Yarrabilba are to provide new centres in accordance with the gazetted development schemes referred to in section 3.3.4.

1. Logan has a hierarchy and network of interrelated centres comprising:
   a. principal centres, being Beenleigh and Springwood that are the dominant centres in Logan;
   b. major centres, being Browns Plains, Jimboomba, Logan Central, and Shailer Park that complement and are subordinate to the principal centres;
   c. district centres, being Marsden, Meadowbrook, Park Ridge, and Underwood that complement and are subordinate to the principal centres and major centres;
   d. local centres that complement and are subordinate to the principal centres, major centres and district centres;
   e. neighbourhood centres that complement and are subordinate to the principal centres, major centres, district centres and local centres;
   f. specialised centres that complement principal centres, major centres and district centres.
2. Centres are vibrant, accessible and integrated places that:
   a. are characterised by a high quality, well designed built environment;
   b. have a built form consistent with the intended character of the centre;
   c. utilise land efficiently;
   d. are well serviced by public transport;
   e. have a safe, convenient and comfortable pedestrian network;
   f. support walking and cycling;
   g. include a mix of uses;
   h. support the growth of tourism experiences.

### 3.5.2 Element - Principal centre

#### 3.5.2.1 Specific outcomes

1. Principal centres at Beenleigh and Springwood are vibrant, accessible and integrated centres that:
   a. are the dominant centres in Logan;
   b. are identified in Figure 3.1 - Strategic intent, as a Principal centre, are zoned in the centre zone and are in accordance with the building height provisions;
   c. accommodate principal centre activities;
   d. have the highest concentration and intensity of centre activities in Logan;
   e. have high intensity uses in a walkable catchment of a transit hub;
   f. have a highly urbanised built form, character and amenity;
   g. have a mix of uses that are integrated with main streets, town centres, plazas, parks, public open space and the movement network.
2. Beenleigh is:
   a. a highly liveable and walkable centre;
   b. developed in accordance with the nine distinct precincts of the Beenleigh local plan, where its uses, design, place making and movement network create its character;
   c. a strong visual centre with an efficient external ring road and internal star based road network;
   d. distinctive by:
      i. supporting residential opportunities for a significant number of people living in medium and high density housing in a vibrant centre;
      ii. providing employment intensive uses and high density residential uses in a walkable catchment of the transit hub;
      iii. providing a built form that has a human and walkable scale with interesting connection laneways and pedestrian paths that enhance the experience of its streets and encourage exploration;
      iv. providing a multifunctional town square that is the focal point for community activity with high levels of pedestrian amenity and a public realm animated by specialty shops, new urban residences, community markets and events;
      v. embracing its rural history that is evident in many of its heritage buildings, including the Sundowner Hotel and Imperial Hotel;
      vi. supporting integrated health services that service the needs of the immediate and surrounding community.
3. Springwood is:
   a. Logan's pre-eminent commercial centre;
   b. developed in accordance with the five distinct precincts of the Springwood local plan, where its uses, design, place making and movement network create its character;
   c. distinctive by providing:
      i. intensive retail, commercial, and residential uses in a walkable catchment to the Springwood transit hub;
      ii. a built form that reflects a mix of high intensity uses including high quality high rise buildings and a town square surrounded by a mix of civic and community uses;
      iii. high levels of pedestrian amenity and a public realm animated by specialty shops and new urban residences;
      iv. an attractive open space network and recreation spaces that complement the high intensity uses in the centre.

### 3.5.3 Element - Major centre

#### 3.5.3.1 Specific outcomes

1. Major centres at Browns Plains, Jimboomba, Logan Central and Shailer Park are vibrant, accessible and integrated centres that:
   a. are subordinate to principal centres;
   b. are identified in Figure 3.1 - Strategic intent, as a Major centre, are zoned in the centre zone and are in accordance with the building height provisions;
   c. accommodate major centre activities;
   d. have high intensity uses in a walkable catchment of a transit hub;
   e. have a highly urbanised built form, character and amenity;
   f. have a mix of uses that are integrated with main streets, active streets, town centres, plazas, parks, public open space and the movement network.

Editor's note - Major centres are also planned at Flagstone and Yarrabilba.

2. Browns Plains is:

a. an established mixed use centre, dominated by a Shopping centre in its core and large scale retail to the north and east;
b. developed in accordance with the three distinct precincts of the Browns Plains local plan, where its uses, design, place making and movement network create its character;
c. distinctive by providing:
    i. employment intensive uses, high density residential uses, and a plaza in a walkable catchment of the Browns Plains bus station;
    ii. a built form that supports pedestrian accessibility throughout the centre;
    iii. a model main street with a human scale and enticing active frontages that encourage a positive shopping experience.

3. Jimboomba is:
    a. a major rural centre;
    b. developed in accordance with the three distinct precincts of the Jimboomba local plan, where its uses, design, place making and movement network create its character;
    c. distinctive by providing:
        i. a vibrant, pedestrian oriented streetscape along Cusack Lane (between Brisbane Street and the western boundary of Lot 10 RP845851);
        ii. uses that support the surrounding rural and rural residential community;
        iii. a plaza integrated in the shopping complex;
        iv. a built form that supports pedestrian accessibility throughout the centre.
4. Logan Central is:
    a. Logan's civic and cultural heart;
    b. developed in accordance with the six distinct precincts of the Logan Central local plan, where its uses, design, place making and movement network create its character;
    c. distinctive by providing:
        i. a multi-purpose town square that forms the pedestrian heart of the centre and hosts a range of community and cultural activities;
        ii. uses that complement surrounding uses including the Woodridge State High School, mixed industry and business area at Berrinba, Logan Gardens, Council administration centre, Logan Entertainment Centre and established Shopping centres on Wembley Road;
        iii. small-scale retail uses concentrated around a town square.
5. Shailer Park is:
    a. a mixed use centre;
    b. developed in accordance with the two distinct precincts of the Shailer Park local plan, where its uses, design, place making and movement network create its character;
    c. distinctive by providing:
        i. employment intensive and high density residential uses in a walkable catchment of the proposed busway station;
        ii. a new road with active frontages on the southern side of Bryants Road;
        iii. a plaza integrated in the shopping complex;
    d. is supported by higher density housing in the Loganholme local plan.

### 3.5.4 Element - District centre

#### 3.5.4.1 Specific outcomes

1. District centres at Park Ridge, Meadowbrook, Marsden and Underwood are vibrant, accessible, and integrated centres that:
    a. are subordinate to principal centres and major centres;
    b. are located in the Centre zone (District centre precinct) and are in accordance with the building height provisions;
    c. accommodate district centre activities;
    d. have an urbanised built form, character and amenity;
    e. have a mix of uses that are integrated with main streets, active streets, town centres, plazas, parks, public open space and movement networks.
2. Marsden is a predominantly retail based centre.
3. Meadowbrook is a retail, health and education knowledge based employment centre that:
    a. has uses that complement the Logan Hospital, Logan Institute of TAFE and Griffith University;
    b. is supported by medium and high density housing in the Loganlea local plan.
4. Park Ridge is:
    a. a mixed use centre;
    b. developed in accordance with the two distinct precincts of the Park Ridge local plan, where its uses, design, place making and movement network create its character;
    c. distinctive by providing:
        i. convenience and comparison retail, community facilities, and office based employment to support the new residential community and employment uses at Park Ridge;
        ii. a focus on Jedfire Park in the centre of the local plan area.
5. Underwood is a predominantly retail based centre.

### 3.5.5 Element - Local centre

#### 3.5.5.1 Specific outcomes

1. Local centres are vibrant, accessible and integrated centres that:
    a. are subordinate to principal centres, major centres, and district centres;
    b. are located in the Centre zone (Local centre precinct) and are in accordance with the building height provisions;
    c. accommodate local centre activities;
    d. serve weekly convenience needs;
    e. may include a single full line supermarket that is supported by a range of small-scale specialty shops and services;
    f. have an urban built form and character that integrates with and complements its surroundings;
    g. are integrated with public transport and public open space;
    h. protect the amenity of surrounding residential uses;
    i. are located and designed to maximise the walkable catchment;
    j. have access to an urban arterial or urban collector road.
2. Logan Village:
    a. is developed in accordance with the three distinct precincts of the Logan Village local plan, where its uses, design, place making, and movement network create its character;
    b. has uses that services the surrounding rural and rural residential community;
    c. has a main street with a rural main street character.

### 3.5.6 Element - Neighbourhood centre

#### 3.5.6.1 Specific outcomes

1. Neighbourhood centres are vibrant, accessible, and integrated centres that:
   a. are subordinate to principal centres, major centres, district centres, and local centres;
   b. are located in the Centre zone (Neighbourhood centre precinct) and are in accordance with the building height provisions;
   c. accommodate neighbourhood centre activities;
   d. support residential growth;
   e. include a limited line supermarket (except where included in the Loganholme local plan) and small-scale Shops and services that serve daily and weekly convenience needs;
   f. have an urban built form and character that integrates with and complements its surroundings;
   g. are integrated with public open space and the movement network;
   h. protect the amenity of surrounding residential uses;
   i. are located and designed to maximise the walkable catchment;
   j. have access to an urban arterial or urban collector road.

### 3.5.7 Element - Specialised centre

#### 3.5.7.1 Specific outcomes

1. Specialised centres:
   a. complement principal centres, major centres and district centres;
   b. are more preferable locations for centre activities than out of centre locations;
   c. accommodate a specific range of uses;
   d. do not accommodate supermarkets or other convenience Retail activities;
   e. comprise six distinct precincts where uses, design, place making, and movement network create its character being:
      i. Albert River tourism precinct;
      ii. Highway business precinct;
      iii. Loganholme tourism precinct;
      iv. Low impact office precinct;
      v. Old Chatswood Road precinct;
      vi. Underwood business precinct.

### 3.5.8 Element - New and expanded centres and centre activities

#### 3.5.8.1 Specific outcomes

1. Centre activities, other than an Accommodation activity, must be:
   a. located in a centre unless:
      i. there is community need and economic need for the use;
      ii. the use is of a scale compatible with its role and function in the centre hierarchy;
      iii. the use does not have unacceptable adverse effects on any existing or planned centre;
      iv. the use:
         A. cannot be located in a principal centre, major centre, district centre, local centre or neighbourhood centre;
         B. is located in the Specialised centre zone, or in an employment area where it cannot be located in a specialised centre; or
         C. has a specific locational need requiring its location outside a centre and the use is located in accordance with the specific locational need;
      v. where in the Emerging community zone:
         A. a new district centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre or a minimum of 2 kilometres to an existing, planned or approved local centre, or a minimum of 5 kilometres to an existing, planned or approved district centre, major centre or principal centre; or
         B. a new local centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre or a minimum of 2 kilometres to an existing, planned or approved local centre, district centre, major centre or principal centre; or
         C. a new neighbourhood centre is separated by a minimum of 1 kilometre to an existing, planned or approved neighbourhood centre, local centre, district centre, major centre or principal centre;
   b. consistent with the intent of the centre;
   c. at a scale compatible with the role and function of the centre in the centre hierarchy being:
      i. a principal centre, which is a dominant centre in Logan and services a main trade area over 100,000 people;
      ii. a major centre, which is subordinate to a principal centre and services a main trade area of approximately 40,000 to 50,000 people;
      iii. a district centre, which is subordinate to a principal centre and major centre and services a main trade area of approximately 15,000 to 20,000 people;
      iv. a local centre, which is subordinate to a principal centre, major centre and district centre and services a main trade area of approximately 8,000 to 10,000 people;
      v. a neighbourhood centre, which is subordinate to a principal centre, major centre, district centre and local centre and services a main trade area of approximately 3,000 to 4,000 people.
2. Where in the Emerging community zone, a district centre, local centre or neighbourhood centre must:
   a. be integrated with future public transport and public open space;
   b. be located adjoining an urban arterial road, where a district centre or local centre;
   c. be accessed from an urban collector road;
   d. provide for the orderly and efficient provision and integration of land use and infrastructure.
3. No new principal centre or major centre other than shown on SFM-01.00 Strategic framework map are created.

Editor's note - Planning scheme policy 2 - Economic need and impact assessment provides guidance on how to achieve this outcome.

## 3.6 Employment

### 3.6.1 Strategic outcomes

1. Logan has a strong, resilient and diversified economy based on Logan's locational advantages to provide high levels of employment growth to

achieve 65 percent employment self-containment by 2031.
Editor's note - Employment self-containment is a measure of the proportion of available jobs in Logan compared to the available workforce in Logan.

2. The employment area, identified on SFM-01.00 Strategic framework map, facilitates business and industry in locations that provide employment close to where people live.
3. Natural economic resources are protected and managed sustainably so they provide an ongoing social, environmental and economic benefit to the region.

### 3.6.2 Element - Employment diversity

#### 3.6.2.1 Specific outcomes

1. A wide range of employment based uses are provided throughout Logan to promote employment growth and economic activity.
Editor's note - Employment based uses are uses that generate employment on an ongoing operational basis.

2. A significant proportion of new jobs are for non-population based employment uses such as offices, professional services, research and technology uses and export oriented industries.
Editor's note - Non-population based employment is employment that is not based on population growth. These are uses that do not necessarily need to be located in Logan, but choose to because of the advantages Logan offers. In contrast, population based employment includes convenience retail and local services that primarily serve local residents.

3. A health, education, and training based employment hub is provided at Meadowbrook.
Editor's note - Training based employment is a form of non-population based employment that relies on the intellectual and cognitive skill of people, rather than on mechanical or organisational systems or processes. Examples of training based employment include scientists, medical researchers, designers and software engineers.

4. Research, health, education, training and technology uses are:
    a. provided and agglomerated to create active and vital hubs of training based employment;
    b. protected from development that may adversely affect their establishment or ongoing use.
5. Home-based businesses are provided throughout Logan where compatible with residential amenity.
6. Tourist related uses, including nature-based tourism uses, are provided:
    a. in the Albert River tourism precinct;
    b. in the Loganholme tourism precinct;
    c. in the Rural tourism precinct;
    d. in Carbrook, supporting future resort development, wineries, adventure and tourism, river engagement and tour operations;
    e. in Daisy Hill, supporting koala conservation, with recreation and adventure tourism accommodating a regionally significant outdoor recreation and adventure tourism hub with potential ecotourism;
    f. in Kingston, supporting the expansion of existing tourism facilities to grow into adventure and ecotourism and events infrastructure;
    g. in Slacks Creek (including Berrinba), supporting new ecotourism and educational facilities, including tour operation;
    h. in Veresdale, as a gateway tourism precinct with rural tourism experiences related to retail, food and beverage sales;
    i. throughout Logan where:
        i. compatible with the location;
        ii. the impacts of the use are adequately mitigated;
        iii. the use will provide employment or economic benefits to Logan.
7. Industry activities are:
    a. located to take advantage of the road network;
    b. located and operated to reduce the adverse impacts of industry on sensitive land uses;
    c. protected from encroachment by development that would compromise its safe and effective function.
8. The existing abattoir on Teys Road:
    a. is expected to continue to operate and be a key regional employer;
    b. is protected from development that may adversely affect its ongoing operation;
    c. is able to be redeveloped, expanded or intensified as a High impact industry (Abattoir) where potential impacts on surrounding development are appropriately managed.
9. The existing mushroom farm at 4696-4754 Mount Lindesay Highway, North Maclean:
    a. is expected to continue to operate and be a key regional employer;
    b. is protected from development that may adversely affect its ongoing operation;
    c. is able to be redeveloped, expanded or intensified as an Intensive horticulture (mushroom farm) where potential impacts on surrounding development are appropriately managed;
    d. is only redeveloped for uses consistent with the Rural zone should the existing use no longer operate at this site.
Editor's note - The existing abattoir is an established use and regional employer. It is to be protected and the amenity impacts managed by ensuring it is not encroached by residential uses.
Editor's note - The existing mushroom farm is an established use and regional employer. It is to be protected and the amenity impact managed by ensuring it is not encroached by sensitive uses.

### 3.6.3 Element - Employment areas

Editor's note - Greater Flagstone and Yarrabilba are to provide industry and business employment areas in accordance with the gazetted development schemes referred to in section 3.3.4.

#### 3.6.3.1 Specific outcomes

1. An employment area shown on SFM-01.00 Strategic framework map:
    a. is not alienated, fragmented or encroached by development that may adversely affect the operation of an employment based use;
    b. accommodates employment based uses that because of their size or nature cannot reasonably be located in a centre;
Editor's note - Centre uses should be located in centres unless the requirements of section 5.8 are met.

    c. is consolidated by promoting the agglomeration of employment uses;
    d. provides high quality places for people to work;
    e. may include appropriate small-scale supporting uses compatible with the zone.

2. Employment areas identified on SFM-01.00 Strategic framework map in the Mixed use zone have:
    a. a range of low impact uses and compatible non-industrial and business uses that do not inhibit the land being used as an employment area where in the Enterprise precinct or Industry precinct;
    b. a range of business uses such as shops (excluding a supermarket), showrooms, offices and research and technology and service

industries where in the Retail/commerce precinct;
c. a use for an abattoir where in the Abattoir precinct.

3. Employment areas identified on SFM-01.00 Strategic Framework map have Low impact industry uses where in the Low impact industry zone and Low impact industry uses and Medium impact industry uses where in the Medium impact industry zone.

### 3.6.4 Element - Natural resources

#### 3.6.4.1 Specific outcomes

1. Extractive resource areas:
   a. are protected from development that may adversely affect resource extraction;
   b. are managed and restored to maintain the visual amenity of the area.

Editor's note - Extractive resource areas are identified on the extractive resources overlay and these are the only extractive resources to be protected.

2. Transport routes for extractive resource areas are protected for use by heavy vehicles.
3. Native and plantation forests are provided, protected and managed sustainably.

Editor's note - There are currently no known forestry uses in Logan.

## 3.7 Community

### 3.7.1 Strategic outcomes

1. The community is well serviced and supported by community infrastructure.
2. Open space and recreation uses and facilities are provided throughout Logan to meet the needs of the community.
3. Local culture, heritage and character is protected and enhanced to reinforce local community identity.
4. Logan is a highly liveable city where development supports the wellbeing of Logan's diverse, multicultural community.

Editor's note - The Local government infrastructure plan identifies planned infrastructure for parks and land for community facilities. Infrastructure standards for planned infrastructure is provided in Planning scheme policy 5 - Infrastructure.

### 3.7.2 Element - Community infrastructure

#### 3.7.2.1 Specific outcomes

1. People of all ages and abilities have equitable access to community infrastructure that is designed and developed to respond to local community needs.
2. Community infrastructure is provided that:
   a. is well located and accessible to accommodation activities, public transport, employment and education uses;
   b. is co-located and integrated with compatible uses;
   c. is adaptable, to minimise the cost of the infrastructure and to provide a range of functions to the community;
   d. provides equitable access to a variety of users in a way that meets community needs.

### 3.7.3 Element - Open space and recreation

#### 3.7.3.1 Specific outcomes

1. Public open space:
   a. is provided to meet the needs of the community;
   b. is highly accessible;
   c. is well designed and embellished appropriate to its function;
   d. is integrated with surrounding development;
   e. is co-located with compatible uses;
   f. has places for social interaction including civic and cultural activities, events, festivals and sports.
2. A network of diverse, functional, accessible, affordable and serviceable parks is provided comprising:
   a. Metropolitan parks that:
      i. have a full range of facilities to support sport and recreation functions;
      ii. allow for a number of sport and recreation activities to be undertaken simultaneously;
      iii. service the whole of Logan;
   b. District parks that:
      i. support multiple sport and recreation activities;
      ii. service the surrounding community;
   c. Local parks that:
      i. provide for low key recreational uses and include basic facilities;
      ii. service a walkable catchment;
   d. Civic parks including town squares, village greens and plazas that:
      i. are integrated with centres;
      ii. incorporate public art, performance areas, street furniture, shade and landscaping;
   e. Corridor recreation parks that provide safe public open space connections linking pedestrian and cycle networks.
3. Recreation trails:
   a. are provided and protected;
   b. are well integrated with the natural landscape.

### 3.7.4 Element - Culture and heritage

#### 3.7.4.1 Specific outcomes

1. Characteristics that are important to Logan's diverse, multicultural community are maintained and enhanced to:
   a. create a sense of place;
   b. reinforce local identity;

c. reflect local arts and culture.
2. Local heritage places are protected and adapted for reuse where practical.

### 3.7.5 Element - Community wellbeing

#### 3.7.5.1 Specific outcomes

1. People of all ages, abilities, cultural backgrounds and incomes have access to housing, employment and community infrastructure.
2. Development demonstrates the management of social impacts having regard to:
   a. population change;
   b. promoting a healthy lifestyle;
   c. social inclusion and community cohesion;
   d. cultural heritage and the interests of Aboriginal Traditional Custodians;
   e. access to housing, employment and community infrastructure;
   f. community participation;
   g. community safety;
   h. exposure to health risks.

Editor's note - Planning scheme policy 7 - Social and health impact assessment provides guidance on when a Social and health impact assessment should be provided.

## 3.8 Rural

### 3.8.1 Strategic outcomes

1. Rural land continues to support sustainable rural production and the diverse activities associated with an active rural economy, providing social, economic, and environmental benefits to the region.
2. A range of rural enterprises complement rural production and provides employment and economic development opportunities on rural land.

### 3.8.2 Element - Rural production

Editor's note - Rural production is the use of rural land for agricultural purposes, such as farming, grazing of livestock and cropping.

#### 3.8.2.1 Specific outcomes

1. Rural land, including Agricultural Land Classification (ALC) Class A or Class B:
   a. maintains its productive capacity;
   b. is of sufficient size to support viable rural production;
   c. is not alienated, fragmented or encroached by development that diminishes its capacity for rural production.
2. Noise, odours, and visual amenity associated with rural production and rural activities characterise rural land.
3. Rural production may be located on rural land and in the Cottage rural precinct of the Rural residential zone or in the Rural environmental management precinct of the Environmental management and conservation zone.

### 3.8.3 Element - Rural enterprise

Editor's note - Rural enterprise is the use of land for rural activities, such as Rural industry, Intensive animal industry and Intensive horticulture that are not necessarily dependent upon the productive capacity of the land. These uses are usually operated in structures or enclosures.

#### 3.8.3.1 Specific outcomes

1. A rural enterprise:
   a. is located on rural land;
   b. is consistent with the intended character of the area;
   c. may diversify, adjust, innovate and value-add to the area through ancillary uses, such as tourism based uses;
   d. is not adversely affected by the encroachment of development.

## 3.9 Natural environment

### 3.9.1 Strategic outcomes

1. The natural environment spatial elements identified on SFM-02.00 Strategic framework map are protected and enhanced where:
   a. proposed biodiversity corridors provide and connect intact habitat across Logan;
   b. environmental management and conservation areas comprise areas of high ecological significance;
   c. the Flinders Karawatha Corridor forms part of a regional environmental corridor that provides and connects habitat between Karawatha Forest and the Border Ranges;

Editor's note - The Flinders Karawatha Corridor Management Strategy 2014-2019 provides further guidance on how the corridor is to be managed.

   d. locally significant vegetation comprises areas of significant vegetation species or communities;
   e. koala corridors are areas that comprise and connect significant koala habitat;
   f. proposed waterway areas comprise significant rivers, creeks and associated riparian areas;
   g. proposed wetland areas comprise significant wetlands and associated riparian areas.

2. No net loss of biodiversity and ecological values is achieved by protecting and enhancing:
   a. flora and fauna species, including endangered, vulnerable and near-threatened species, and their associated habitats;
   b. large viable areas of habitat and connecting corridors, to ensure movement, breeding, dispersal and genetic diversity of species;
   c. vegetation, waterways, wetlands and ridgelines that function as links and corridors;
   d. a sustainable and viable population of koalas.
3. The ecosystems of waterway corridors, wetlands and their riparian areas are protected and enhanced.

### 3.9.2 Element - Biodiversity

#### 3.9.2.1 Specific outcomes

1. The biodiversity and ecological processes of regional terrestrial and aquatic ecosystems are protected and enhanced.
2. Vegetated biodiversity corridors are provided that:
   a. protect and enhance biodiversity;
   b. improve connectivity;
   c. facilitate the safe movement of native species.
3. Degraded biodiversity corridors, including waterways and wetlands buffer areas, are rehabilitated.
4. The ecological values and functions provided by native vegetation are protected and enhanced.
5. Vegetated areas and waterways are protected and enhanced to function as ecological links and corridors, benefit fauna movement and genetic exchange, improve the viability of vegetated remnants and provide scenic amenity.
6. The habitat values of native vegetation and locally significant vegetation including dry vine scrub, angle-stemmed myrtle (*Gossia gonoclada*) and swamp tea-tree (*Melaleuca irbyana*) are protected and enhanced.
7. The impacts of development on vegetation are effectively managed by:
   a. avoiding impacts, where practicable;
   b. where impacts cannot practicably be avoided, managing impacts;
   c. where impacts cannot adequately be avoided or managed, values are to be offset.
8. Logan has a net gain of koala habitat.

Editor's note - Guidance on achieving a net gain of koala habitat is provided in Planning scheme policy 3 - Environmental management.

9. Koala habitat areas are protected, enhanced and connected by maintaining koala habitat trees.
10. The safe movement of koalas is maintained through the provision of fauna friendly fencing and wildlife movement solutions.

### 3.9.3 Element - Waterway corridors and wetlands

Editor's note - The extent of the coastal area in Logan is limited to tidal waters.

#### 3.9.3.1 Specific outcomes

1. Waterways, wetlands and their riparian areas, are protected and enhanced by:
   a. protecting environmental values including ecological function, habitat diversity, fish passage, water quality and biodiversity;
   b. protecting natural hydrology and geomorphological processes;
   c. mitigating flooding and manage stormwater drainage;
   d. providing lifestyle recreational opportunities;
   e. providing local water supply.
2. Safe public access to waterways and wetland areas is:
   a. protected and enhanced;
   b. designed to integrate with development;
   c. designed to support water based recreation.
3. Waterways and wetlands are buffered from development, to allow for waterway and wetland fluctuations without the need for property protection measures.
4. Water quality in the water resource catchments is protected.
5. The Albert River and Logan River are continuous environmental, tourism and recreation corridors and intrusive development (such as major infrastructure) does not adversely impact on the function and amenity of these corridors.

## 3.10 Natural hazards and climate change

Editor's note - Climate change adaptation involves taking into account the potential effects of climate change. Climate change mitigation involves reducing greenhouse gas emissions to reduce the potential extent of climate change.

### 3.10.1 Strategic outcomes

1. People and premises are protected from and are resilient to the potential risks associated with natural hazards.
2. Greenhouse gas emission and the community's reliance on greenhouse gas emitting energy sources, are reduced.
3. Acid and metal contaminants do not adversely affect the natural and built environment and human health and safety.

### 3.10.2 Element - Natural hazards and climate change adaptation

Editor's note - Climate change adaptation involves planning and designing for the potential effects of climate change, which include potential increased risks associated with natural hazards.

#### 3.10.2.1 Specific outcomes

1. People and premises are protected from and are resilient to natural hazards, taking into account the potential effects of climate change over time, having regard to:
   a. storm surge;
   b. flooding and inundation;
   c. coastal erosion;
   d. bushfire;
   e. landslide.
2. A use that is vulnerable to a natural hazard, other than flood hazard, is:
   a. not located in a natural hazard area; or
   b. designed to effectively mitigate the potential effects of the natural hazard.

Editor's note - The Bushfire hazard overlay, the Flood hazard overlay and the Landslide hazard and steep slopes area overlay provide detailed provisions to protect people and premises from natural hazards.

3. Development manages the risks associated with flooding by:
   a. avoiding the exposure of people, property, infrastructure and the environment to an intolerable level of flood risk;
   b. mitigating the risk to people, property, infrastructure and the environment to an acceptable or tolerable level;
   c. maintaining the accessibility and functionality of Essential community infrastructure activities and Vulnerable use activities during and after all flood events;

d. maintaining the natural functions of the floodplain for the storage and conveyance of flood waters, and avoiding adverse impacts on overland flow paths;
e. supporting safe self-evacuation and not increasing the emergency management response or recovery burden;
f. increasing the community's resilience to flood risk and minimising flood recovery time;
g. improving the resilience of buildings while maintaining built form and amenity expectations;
h. minimising the exposure of people to isolation.

### 3.10.3 Element - Climate change mitigation

Editor's note - Climate change mitigation involves reducing greenhouse gas emissions so the unmanageable potential effects of climate change are avoided.

#### 3.10.3.1 Specific outcomes

1. The energy efficiency of the built environment is improved through the orientation of new lots and roads that facilitate the development of energy efficient buildings.
2. Development in Logan is designed to support renewable energy production and lessen the community's reliance on greenhouse gas emitting energy sources.

### 3.10.4 Element - Acid and metal contaminants

#### 3.10.4.1 Specific outcomes

1. The generation or release of acid and metal contaminants is avoided by:
   a. not disturbing acid sulfate soils; or
   b. treating and managing any disturbed acid sulfate soils and drainage waters so they do not adversely affect the natural and built environment and human health and safety.

## 3.11 Design, place making and amenity

Editor's note - Amenity relates to the environmental qualities that contribute to physical and social wellbeing of people and communities.

### 3.11.1 Strategic outcomes

1. Logan has a high quality, well designed built environment that provides places for people that are attractive, functional, safe and accessible.
2. The built and natural environment provides people with a high level of amenity, where the qualities of the environment enhance the physical and social wellbeing of people.

### 3.11.2 Element - Design and place making

#### 3.11.2.1 Specific outcomes

1. Development creates a high quality, attractive and functional built environment that:
   a. provides highly desirable, attractive places that people want to be in;
   b. is responsive and sympathetic to the local topography and is consistent with and reinforces the intended character;
   c. is of an appropriate height, bulk, scale and mass and has an appropriate relationship with the road and surrounding area;
   d. defines and addresses roads through the height, bulk, scale, frontages and entrances of buildings;
   e. incorporates detailed design measures that create an attractive visual aesthetic;
   f. has landmark buildings of high architectural merit in nominated locations identified in a local plan or zone;
   g. creates or enhances views and vistas;
   h. enables pedestrians to move conveniently and safely along roads and public open space;
   i. provides places that can be accessed by people of all ages and abilities;
   j. strengthens the relationship between the built form, landscape and streetscape;
   k. integrates with public open space and the movement network;
   l. allows easy way finding for pedestrians;
   m. is adaptive to changes in use, lifestyle and demography;
   n. engenders civic pride.
2. Development is designed to support community safety by:
   a. providing casual and mechanical surveillance;
   b. providing legible environments;
   c. clearly delineating the boundaries between private and public open space;
   d. limiting the opportunities for graffiti and vandalism;
   e. reducing risk associated with potentially vulnerable places.

Editor's note - Planning scheme policy 1 - Crime prevention through environmental design outlines the appropriate measures to be taken into account to achieve this outcome.

### 3.11.3 Element - Amenity

Editor's note - Different parts of Logan have different types of amenity. The type of amenity to be expected in a highly urban environment is very different to that in a suburban environment or that in a rural environment.

#### 3.11.3.1 Specific outcomes

1. The level of amenity to be expected varies throughout Logan where:
   a. in highly urbanised locations, such as in and around centres, the amenity is commensurate with a highly urbanised environment that involves activity at all hours, high levels of pedestrian movement and noise from urban activities such as restaurants and entertainment uses;
   b. in suburban locations, such as in a Low density residential zone, the level of amenity is commensurate with a suburban environment and noise is primarily associated with domestic living environments;
   c. in rural residential locations, such as in a Rural residential zone, the level of amenity is commensurate with a rural residential environment where:

i. there are very low density living environments with some low level noise, odour and visual amenity impacts;
ii. in areas suitable for rural production, such as in the Cottage rural precinct, there are noise, odour and visual amenity impacts associated with rural production;

d. in rural locations, such as in a Rural zone, the level of amenity is commensurate with a rural environment where noise, odours and visual amenity associated with cropping, stock, and land management predominate.

2. People are protected from environmental harm or environmental nuisance caused by air, light, odour, vibration or acoustic emissions.
3. Residential amenity is protected by:
   a. ensuring uses that generate emissions are designed and located to avoid environmental harm or environmental nuisance to established or planned land in a residential zone category;
   b. ensuring Residential activities are not located in areas where they will be subject to environmental harm or environmental nuisance from existing or planned uses that generate emissions;
   c. designing an Accommodation activity in a zone, other than in a residential zone category, in a way that adequately protects the amenity of residents.
4. Residential amenity is provided by creating residential environments that:
   a. protect the privacy of residential living by preventing unacceptable overlooking;
   b. provide adequate access to sunlight and daylight;
   c. are not adversely affected by overshadowing;
   d. provide adequate private and shared outdoor amenity space for residents.
5. Sensitive land uses are appropriately sited and designed to mitigate adverse impacts on development from environmental emissions generated by State transport infrastructure.

## 3.12 Transport

### 3.12.1 Strategic outcomes

1. Development is designed to:
   a. encourage walking, cycling, and use of public transport;
   b. reduce reliance on private vehicles.
2. High quality pedestrian and cycle infrastructure is provided in locations of good accessibility.
3. An efficient public transport network is provided, in accordance with the spatial elements identified on SFM-03.00 Strategic framework map, and integrated with development where:
   a. transit hubs provide locations of existing or future public transport accessibility;
   b. public transport corridors provide existing or future public transport connections throughout Logan;
   c. park and ride facilities provide existing or future strategic car parking infrastructure that is integrated with and facilitates the use of public transport.
4. An efficient road hierarchy and network is provided, in accordance with the spatial elements identified on SFM-04.00 Strategic framework map, and integrated with development where:
   a. existing motorway/highways, namely the Pacific Motorway, Logan Motorway and Mount Lindesay Highway, are the highest order roads and facilitate unimpeded high volume and high speed travel in and between local government areas;
   b. the proposed motorway, namely the Park Ridge connector, is a planned expansion to the motorway/highway network;
   c. strategic arterial roads support the motorway/highway network predominantly facilitate vehicle movements across local government areas;
   d. proposed strategic arterial roads are planned expansions to the strategic arterial road network;
   e. arterial roads support strategic arterial roads and highways and facilitate movement in Logan;
   f. proposed arterial roads are planned expansions to the arterial road network.

### 3.12.2 Element - Movement network and car parking

Editor's note - Reducing car parking is a key mechanism to help change travel behaviour. Providing more car parking than is necessary can encourage the use of private vehicles and undermine strategies to encourage walking, cycling and public transport. Reducing car parking in highly accessible locations, like principal centres and major centres, will encourage the use of walking, cycling and public transport and allow development to maximise the development potential of highly accessible sites.

#### 3.12.2.1 Specific outcomes

1. Development in the urban footprint is designed to provide a movement network that is accessible to the whole community and prioritises access and travel in accordance with the following hierarchy:
   a. walking is the preferred mode of transport;
   b. cycling is preferable to the use of public transport and private vehicles;
   c. public transport use is preferable to the use of private vehicles;
   d. private vehicle use is less preferable than public transport use, walking, and cycling.
2. Car parking is:
   a. provided to:
      i. service the demand generated by development;
      ii. maintain a safe and functional road network.
   b. managed in centres and in locations of good public transport accessibility to:
      i. ensure car parking availability does not adversely affect the use of walking, cycling and public transport as preferred transport modes;
      ii. minimise the need for an individual use to provide car parking.

### 3.12.3 Element - Active transport

Editor's note - Active transport comprises walking and cycling and these are the preferred transport modes for short trips.

#### 3.12.3.1 Specific outcomes

1. High quality, safe and convenient pedestrian and cycle infrastructure is integrated with development to encourage walking and cycling.
2. The pedestrian network provides convenient and safe access to local services and public transport.
3. The cycle network conveniently and safely facilitates short to medium length cycle trips, particularly within five kilometres of a centre.
4. Pedestrian and cycle networks are well connected and integrated efficiently with road and park networks.
5. End of trip facilities are provided and integrated with other transport modes.

### 3.12.4 Element - Public transport

Editor's note - Logan's public transport network includes transit hubs, transit corridors and park and ride facilities.

#### 3.12.4.1 Specific outcomes

1. The public transport network connects centres, employment areas and transit hubs in Logan and across the region.
2. Transit hubs are locations of existing or future public transport accessibility where:
    a. primary transit hubs provide regional intermodal connections linking primary or secondary transport corridors;
    b. secondary transit hubs provide intermodal connections linking secondary or tertiary transit corridors.
3. Transport corridors provide public transport accessibility where:
    a. primary public transport corridors:
        i. provide inter-regional public transport connections where services are required to be fast and frequent;
        ii. include higher-order elements such as right-of-way separation and potential for different vehicle technology including light rail;
    b. secondary public transport corridors:
        i. facilitate high frequency public transport in Logan;
        ii. link transit hubs across Logan including Springwood, Logan Central, Browns Plains, Meadowbrook, Beenleigh, Park Ridge, Flagstone and Yarrabilba, by high frequency bus services;
        iii. are complemented by multi-modal corridors and green links that facilitate public transport, walking and cycling;
    c. tertiary public transport corridors:
        i. provide public transport connections in Logan and connect to secondary public transport corridors;
        ii. are provided as early as possible to Flagstone and Yarrabilba to establish public transport travel patterns and reduce dependency on private vehicles;
    d. long distance public transport corridors including the Salisbury-Beaudesert passenger rail link, Brisbane-Gold Coast rail link, and South East Busway provide regional public transport connections.
4. Development is integrated with existing or future public passenger transport facilities.
5. Park and ride facilities are integrated with and support the use of public transport.
6. Green link roads that facilitate the movement of public transport, rather than private cars, and are integrated with emergency vehicles, the cycle network and pedestrian network.

### 3.12.5 Element - Road transport and freight

#### 3.12.5.1 Specific outcomes

1. The community is connected to an efficient trunk road network where the:
    a. road network is designed to optimise the efficiency of the network, minimising travel times and minimising expenditure on upgrades;
    b. local road network is designed to efficiently connect the community with the pedestrian, cycleway and public transport networks.
2. The road network:
    a. ensures safe property access;
    b. facilitates efficient movement of pedestrians, cyclists, vehicles, and freight;
    c. protects roadside amenity;
    d. supports the function of the pedestrian, cycle and public transport networks;
    e. gives priority to public transport, where it will improve efficiency;
    f. protects future road corridors including the Park Ridge connector, Logan Motorway, Pacific Highway and, Mount Lindesay Highway.
3. The road network comprises:
    a. access streets that provide a safe, low speed environment;
    b. collector roads that have greater traffic capacity than access streets, connect the access road network to the arterial road network, and serve a mixed access and traffic function;
    c. arterial roads that serve a traffic function with predominantly free-flow at high speed;
    d. strategic arterial roads that serve an arterial function, but carry a high proportion of traffic that crosses the local government boundary;
    e. highways that provide for sub-regional and inter-regional traffic movement at high speed;
    f. motorways that provide for sub-regional and inter-regional traffic movement at high speed and grade separated interchanges.
4. Existing and proposed freight routes are:
    a. protected from development that may adversely affect their efficient operation;
    b. integrated with employment areas where practicable.

## 3.13 Infrastructure

### 3.13.1 Strategic outcomes

1. Efficient, cost effective, functional and sustainable infrastructure networks are provided and integrated with development, where:
    a. development is located in areas with a high level of infrastructure availability and capacity;
    b. infrastructure is designed and connected to development to meet community needs in a cost effective manner.
2. Key infrastructure sites and corridors are protected.
3. Stormwater is managed in accordance with total water cycle management and water sensitive urban design principles to provide regional stormwater networks that are functional, efficient, cost effective and protect the environment.
4. Waste is reduced to the greatest extent practicable, managed and disposed of sustainably.

### 3.13.2 Element - Design and sequencing

Editor's note - The Local government infrastructure plan in Part 4 of the planning scheme identifies the area where suitable and adequate urban infrastructure exists or where it is to be provided and by when. The Local government infrastructure plan identifies the area the local government intends to service with trunk infrastructure.

#### 3.13.2.1 Specific outcomes

1. Infrastructure:
    a. meets the desired standard of service for each trunk network identified in the Local government infrastructure plan;
    b. is provided cost effectively taking into account the long term ongoing maintenance costs for the local government;
    c. is co-located with other infrastructure where appropriate;
    d. is provided:

i. in the priority infrastructure area; or
ii. outside the priority infrastructure area only where:
A. the infrastructure is provided as a part of development;
B. the infrastructure is not provided or funded by the local government.

2. Infrastructure is sequenced in a way that:
   a. maximises the efficiency of the network;
   b. coordinates the release of land for urban development with infrastructure provision.
3. Where an infrastructure network is planned or currently exists, development:
   a. is connected to the existing network; or
   b. where the network is planned but does not yet exist, provides the planned infrastructure and connects to it; or
   c. incorporates appropriate sustainable technology that provides sufficient standards of service to the development that it does not need to be connected to the network.

### 3.13.3 Element - Infrastructure networks

#### 3.13.3.1 Specific outcomes

1. The community is appropriately serviced by infrastructure networks including:
   a. water;
   b. wastewater;
   c. stormwater;
   d. pedestrian and cycle;
   e. road;
   f. parks;
   g. land for community facilities.

### 3.13.4 Element - Key sites and corridors

Editor's note - Logan has a range of sites and corridors that are required for infrastructure. These key sites and corridors need to be protected from development that may adversely affect them, to ensure cost effective and efficient infrastructure is provided for the long term development of Logan.

#### 3.13.4.1 Specific outcomes

1. The following key infrastructure sites, corridors and buffer areas are protected for current and future infrastructure:
   a. power line corridors and substations;
   b. water supply pipe line corridors, reservoirs, weirs, treatment plant sites and pump stations;
   c. waste water main corridors, pump stations, and treatment plant sites;
   d. waste management facilities including waste transfer stations, material recovery facilities and waste disposal sites;
   e. gas pipelines;
   f. Archerfield airport;
   g. the Greenbank Training Area.

Editor's note - Defence establishment (Greenbank Training Area and the Loganlea training depot) is regulated under the Commonwealth Defence Act 1903 and is not subject to the planning scheme.

### 3.13.5 Element - Stormwater

Editor's note - The stormwater network includes flood detention infrastructure and vegetated stormwater improvement devices that reflect water sensitive urban design principles. The network is to provide multiple functions by co-locating with the parks network where each network function can operate separately.

Editor's note - Water sensitive urban design aims to minimise negative impacts on the natural water cycle and protect the health of aquatic ecosystems by promoting the integration of stormwater, rain water, water supply, and wastewater management.

#### 3.13.5.1 Specific outcomes

1. The stormwater network:
   a. uses natural waterways and maintains natural overland flow paths;
   b. is designed to fulfil multiple functions, including minimising flood risk, connecting and integrating with public open space and protecting and enhancing environmental values;
   c. is resilient and adaptable to climate variability;
   d. protects and enhances the water quality and habitat function of watercourses, wetlands and other receiving waters.
2. Overland flow and stormwater is managed in accordance with water sensitive urban design principles where:
   a. the intrinsic values of the natural water cycle are protected and enhanced by minimising disturbance to natural landforms, wetlands, waterways and riparian zones;
   b. the quality of surface and groundwater is protected and enhanced to maintain and enhance aquatic ecosystems and enable reuse opportunities;
   c. downstream flooding and the effects of drainage on aquatic ecosystems is reduced by managing stormwater runoff and peak flows;
   d. the more efficient use of water is promoted by reducing the demand for potable water and facilitating alternative water supplies.

### 3.13.6 Element - Waste

#### 3.13.6.1 Specific outcomes

1. Solid waste is managed sustainably:
   a. to avoid creating waste; or
   b. where waste cannot be avoided, reduce waste; or
   c. where waste cannot be reduced, reuse waste; or
   d. where waste cannot be reused, recycle waste; or
   e. where waste cannot be recycled, recover energy from the waste; or
   f. where energy cannot be recovered from the waste, dispose of waste in appropriate facilities.

Editor's note - While development cannot directly influence people's behaviour, it can provide the necessary infrastructure for waste recycling, reuse and disposal. Minimising waste production and maximising waste reuse and recycling will lessen the need for waste disposal sites.

2. Recycling, waste management and waste disposal facilities are provided and protected to allow waste to be minimised and managed as close to its source as practicable.

**Figure 3.1 - Strategic intent**




**Figure 3.2 - Park Ridge plan area**

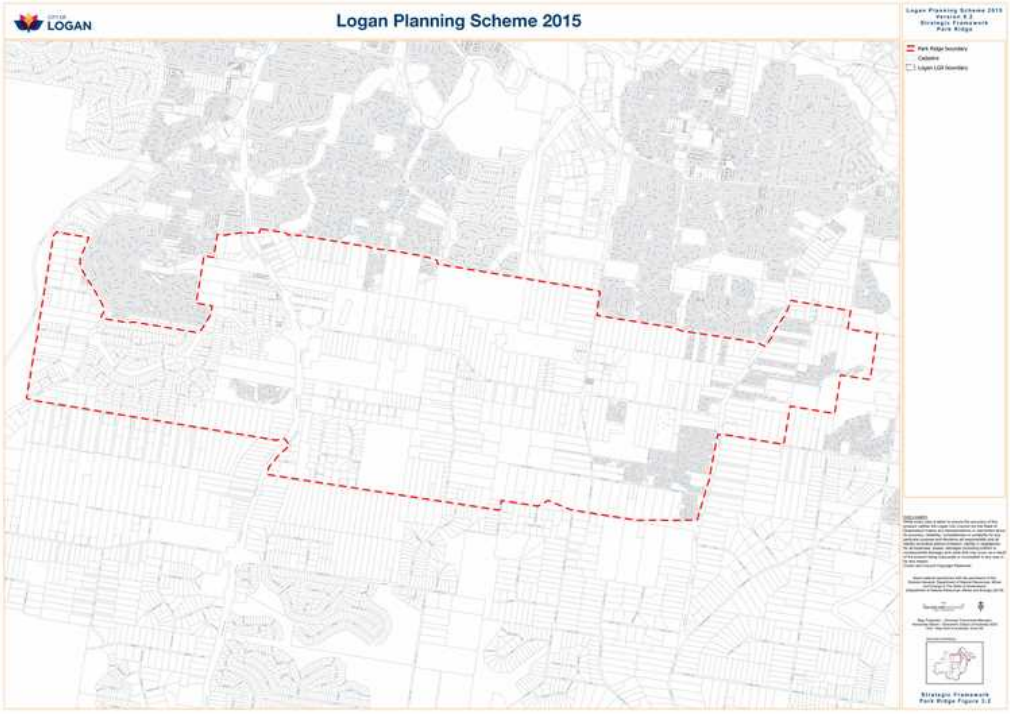



**Figure 3.3 - Park Ridge land use area**

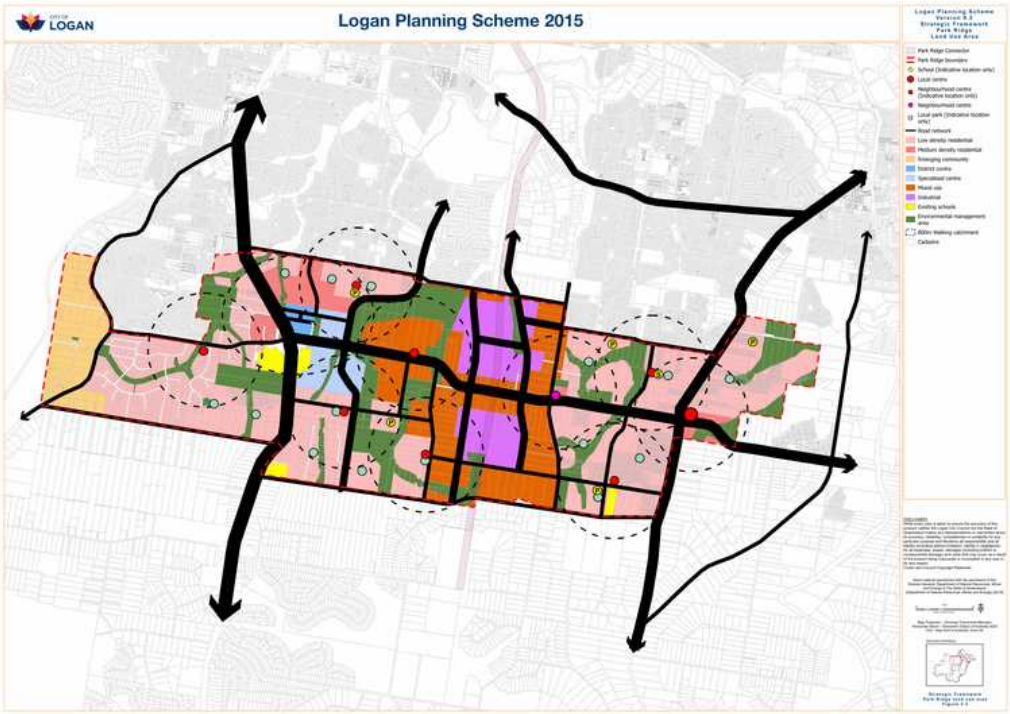



**Figure 3.4 - Park Ridge development sequencing area**

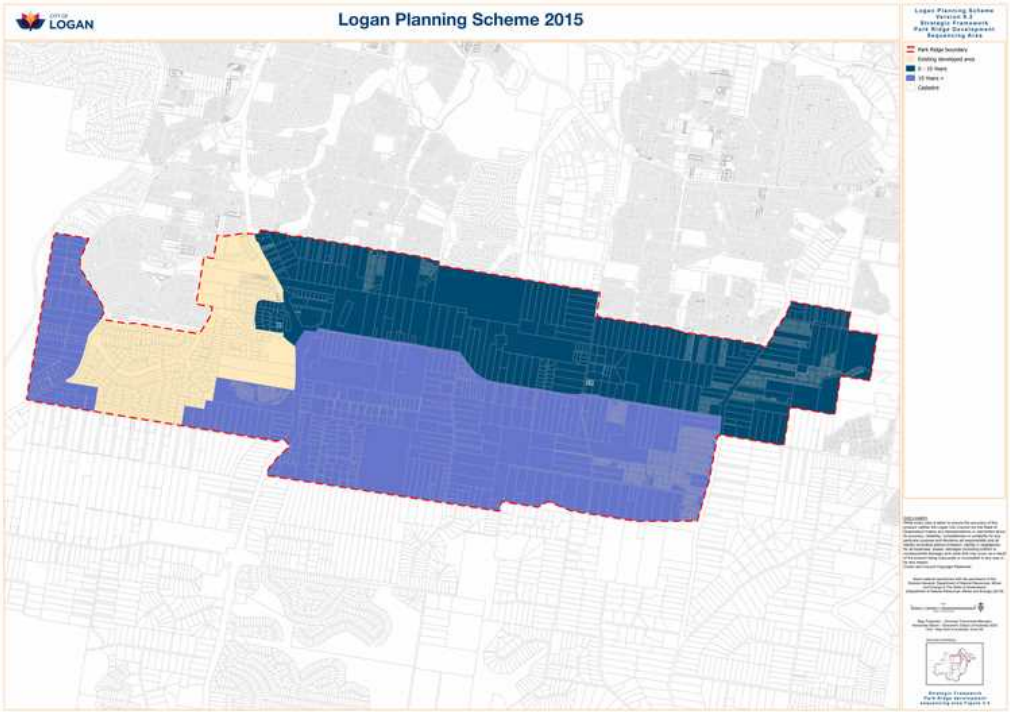



**Figure 3.5 - Bahrs Scrub Local Development Area Plan**

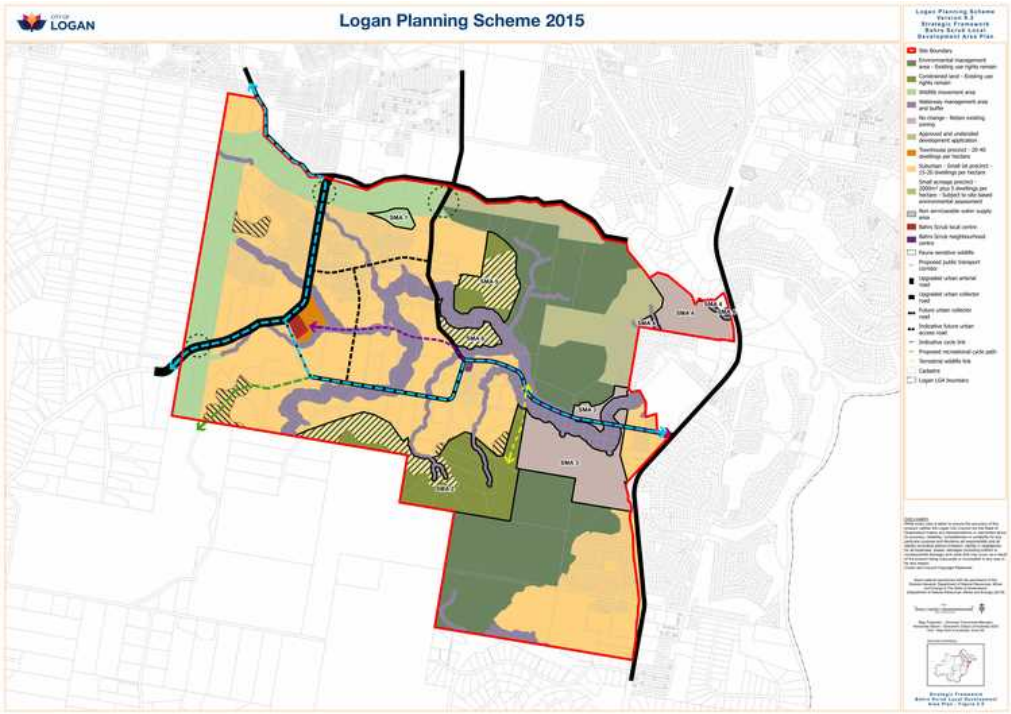



**Figure 3.6 - Flinders**

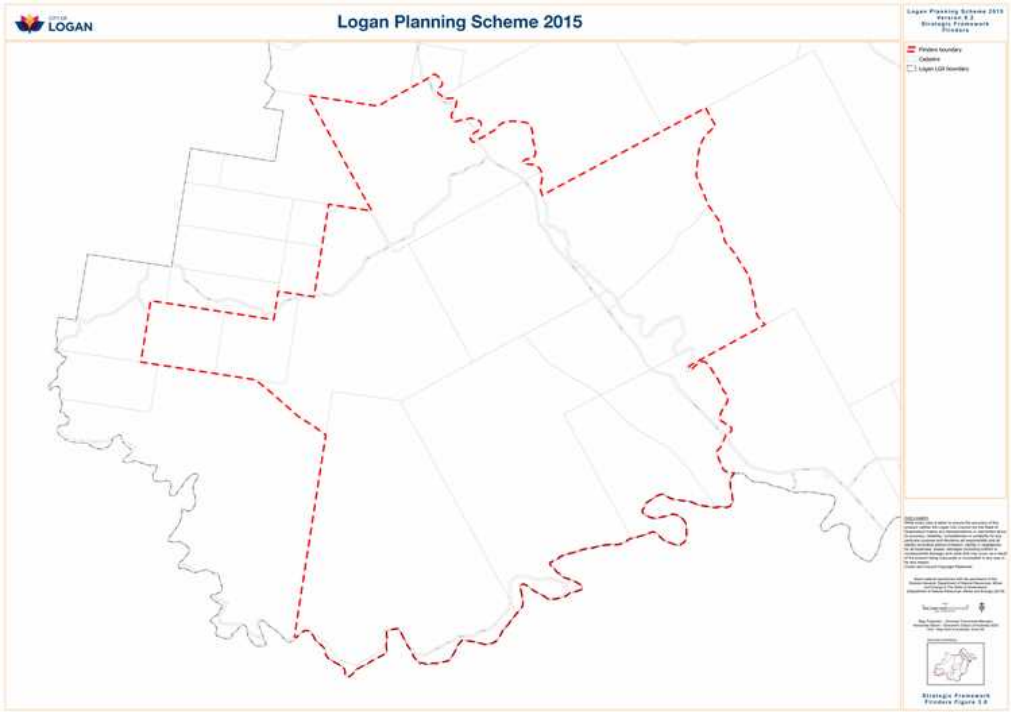



**Figure 3.7 - Jimboomba North**

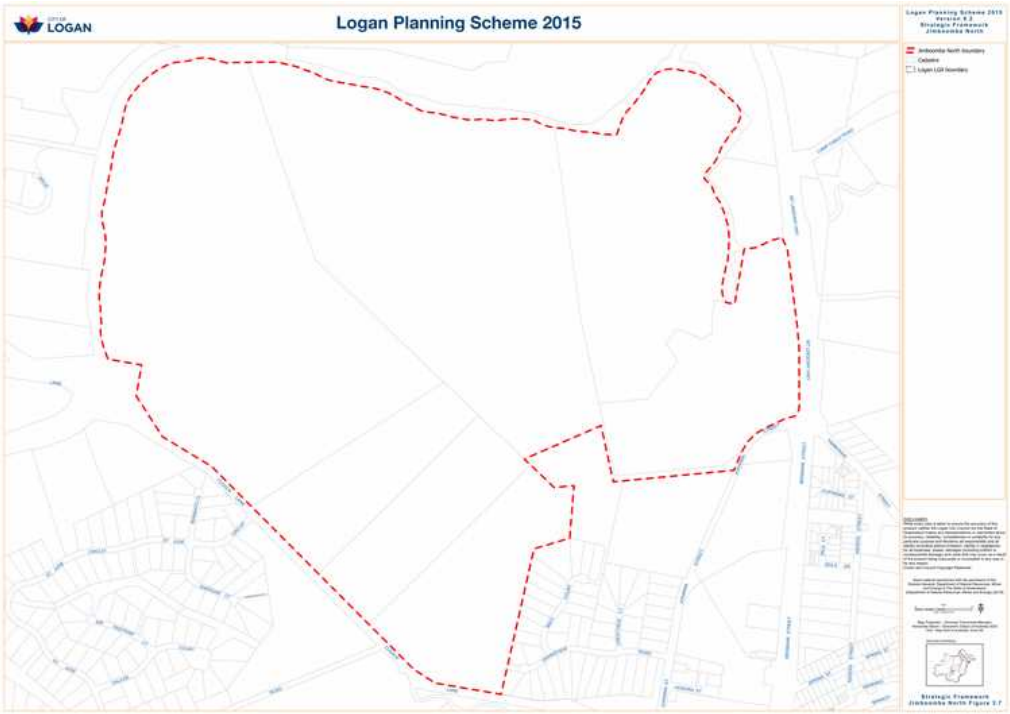


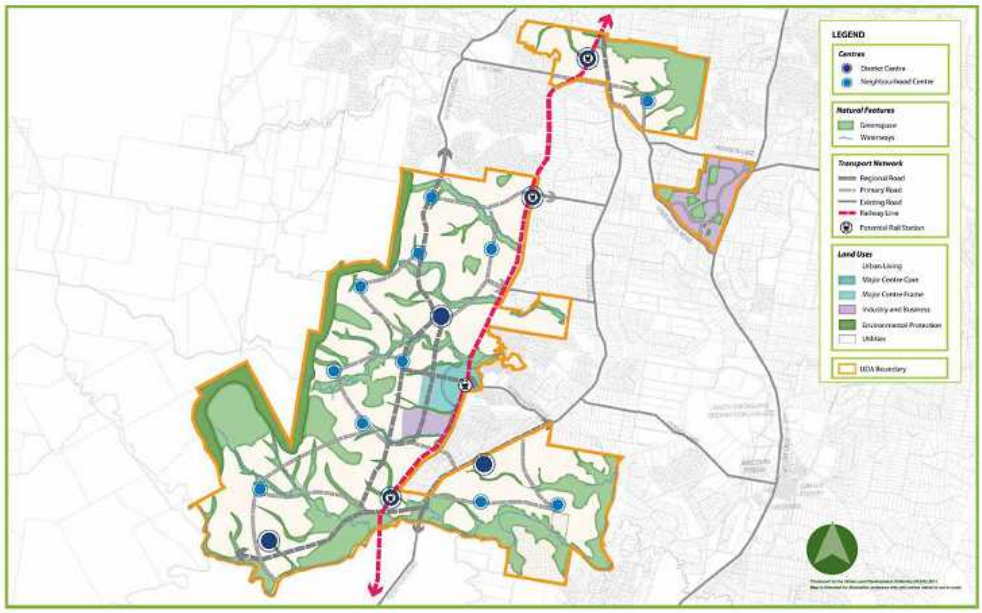

**Figure 3.8 - Logan Reserve land use area**




**Figure 3.9 - Park Ridge South and Chambers Flat land use area**




**Figure 3.10 - Greater Flagstone**




Greater Flagstone Urban Development Area **Development Scheme**

Source: www.edq.qld.gov.au/our-work/priority-development-areas-pda/greater-flagstone

**Figure 3.11 - Yarrabilba**




Source: www.edq.qld.gov.au/our-work/priority-development-areas-pda/yarrabilba

**Figure 3.12 - Transit oriented development**

